

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS BUDGET/FINANCIAL MEETING

October 7, 2019  
ADOPTED – OCTOBER 16, 2019

MEETING opened by Jennie Lipari on October 8, 2019, at 7:00 PM with a salute to the flag.

Present: Jennie Lipari, Joanne Hill, Hal Spector, Marlene Newman, Bernadette Brodmerkel, Johnny McLean and Kristi Woods. Absent: Rosemarie Demmons, Barbara Bucci, Pauline Gosselin and Audrey Hermelin. Also present: Alma Manrique from Juda, Eskew and Associates, our accounting office. There were 17 people in the audience.

Jennie opened the meeting informing everyone present the reason we were in Room 113 was to show the improvements we have made to that room, namely: new kitchen with granite counter tops, new fans (two were broken), walls painted and floor stripped and waxed. She asked that questions be held until the end of the Board's discussions. Additional budget meeting dates are October 18<sup>th</sup> and 25<sup>th</sup> at 10:00 AM. She also suggested November 1<sup>st</sup>, but Marlene pointed out that was the day of the Social Club's Health Fair.

Joanne Hill was asked about painting figures for 2020. She said that we had scheduled a meeting with Jerry Polis of Broward Boys Painters for October 28<sup>th</sup> but we are going to have to change that date because we have three exterminators giving their presentations on that date. She will contact Jerry and get a new date. She also said that Mr. Hill, our Painting Chairman, has given her new figures for tile roofs that need to be cleaned and painted. That number is down from 82 to 37. Joanne will re-do the figures for the next meeting. Jennie asked Joanne if we needed to obtain two other estimates and Joanne thought that because Jerry has been working with us for over ten years and he is doing a fabulous job, she doesn't believe we need to do that.

Jennie discussed the single family roof situation. We anticipate replacing 85 roofs next year and we will need to increase the reserves in order to pay for those roofs.

We spoke about plex plumbing figures for next year and suggested that Barbara Bucci will speak with Doug Fisher about that.

Marlene Newman spoke about resurfacing the main pool. She has a meeting with Joe Granino on Friday the 11<sup>th</sup> to obtain a list of exactly what needs to be done. He will give us the name of other pool companies and we will obtain estimates for that work. We would like to look into changing the main pool to a salt water one if that is not too expensive. Marlene mentioned an ADA ramp for the pool. Joanne suggested looking into a handicapped lift. The feeling was that that was very expensive. We will update the main pool in 2020 and the satellite pool in 2021. We will have to drain the pool for these repairs. Unfortunately, we have found that beneath the blue tile around the pool there are two additional layers of tile, meaning old tile was not removed prior to the installation of new tile. The top layer of blue tile is falling off as a result. That, of course, will be removed and replaced. We have reserve money for these repairs. Marlene mentioned once these repairs/improvements are completed, we will be able to keep the pool open later in the evening as we will install new lighting in the pool. We have already upgraded the lighting outside the pool area.

Bernadette Brodmerkel has obtained three estimates from exterminators. These exterminators will be giving us a presentation at our meeting on October 28<sup>th</sup>. We have been doing our due diligence regarding termites, rodents and spiders. We will no longer be spraying inside of residences. That is the resident's responsibility.

Marlene has been keeping track of expenses for our Party Times. We're in the red on that. She tries to purchase supplies when they are on sale and buys a lot from the dollar stores. Ticket prices for the New Year's Eve party will be \$20.00. Marlene will keep track of figures and report back to us. Alma told us we have spent \$10,338 and took in \$2,200 in revenues. Hal will check out the figures and make sure items were correctly posted.

Joanne spoke about increasing the advertising costs for the newsletter. The last increase was December of 2017. She prepared a memo showing a 10% increase. We had previously discussed selling the inside front and back covers of the newsletter and making the ads in color. Joanne said that, of course, there is no guarantee that current advertisers will continue to advertise. We also have to consider additional pages cost more and the cost of postage will increase. You will recall that we changed from third class postage to first class this year so the costs increased substantially. With the price increase, she estimates that additional annual income will be \$1,650.00. She will update her figures for next meeting.

We discussed Blue Stream and the additional cost for next year. Hal mentioned that he is adding an additional line item for that. Joanne reminded us that in addition to cable tv, the cost will include internet. We will have the figures for next meeting.

Our janitorial contract is up in December and we will get new figures for that.

Lawn sprinkler costs have increased due to our old pipes and breaks.

We have received three estimates from landscaping companies as our contract with GLIG is up in December. They all gave us a presentation last Friday. Once the Board decides on one company, we will know the cost for next year. This cost will be increasing.

We will speak with Barbara Bucci regarding tree removal and replacement costs. Anna Bender asked if the owner wants to pay the cost of removing a tree, do they need to replace it. Yes.

Exterior exterminating: We will no longer be paying for tenting for rats, fleas, bed bugs or roaches. Those are brought inside the home. Joanne said that we are not responsible for the interior of people's residences and for their cleaning habits. Bernadette said we are over budget by some \$100,000 because of interior spraying. Outside spraying will prevent creatures from coming inside. Kristi said that roaches are brought into the home in paper bags and boxes. Use plastic bins for storage in your home and garage.

Bernadette said we have over 400 rodent bait boxes throughout the Community. The exterminators we spoke with recommended that we only need approximately 260 placed in strategic areas. We are looking to save money but not have it be a detriment to the Community. Kristi said that residents must keep their landscaping around the home up – they should not have ground cover next to their homes as that's where rats, snakes and the like to nest. Palm trees close to homes and fruit trees attract critters.

Johnny asked why we don't include sod in the landscaping budget. Jennie said that we occasionally will sod and we keep that figure separate.

A gentleman asked who does security. Johnny and Pauline are working on that and are looking for volunteers for two or three hour shifts – two people in a vehicle (golf cart). Marlene said that she heard that the Plantation Police give cars to communities. Pauline is checking into that. Steve Taylor said he keeps getting calls regarding an abandon car. Marlene will give him paperwork to put on the windshield and if car is not removed within 24 hours, it will be towed.

Kay Wilson asked if we could get income coming in from renting vehicle space in our parking lot for a car service – like airport parking. We don't have enough parking spaces for that. Jeff Bender asked why we don't generate income from the auditorium. Kristi told us that we used to rent it out but had problems with renters in the past.

Changes to Common Operating Budget:

Gas & Oil	Same
Water & Sewer	Same
Election Expenses	Same
Dumpster Rentals	Same
Electricity	Same
Cable (& internet)	Working on
Elevator	Increase by \$1,000
Janitorial	Working on
Lawn Sprinkler	Increase by \$15,000
Lawn Maintenance	Working on
Tree Removal & Replace	Working on
Landscaping	Same
Exterior Pest	Working on
Bait Stations	Working on
Sod	Same
Lakes & Canals	Same
TV Surveillance	Same
Fire Alarm Maint.	Increase by \$2,000
Fire Sprinkler Maint.	Same
Building Supplies & Repairs	Increase by \$15,000
Bulletin Expense	Working on
Burglar Alarm	Same
Small Tools	Same

Meeting adjourned at 8:10 PM.

Respectfully submitted:



Joanne Hill