

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
BUDGET MEETING MINUTES
DECEMBER 2, 2019
ADOPTED DECEMBER 9, 2019

Jennie Lipari opened the meeting at 7:30 p.m. with a salute to the flag.

Pauline Gosselin took roll call:

Present: Jennie Lipari, Pauline Gosselin, Hal Spector, Bernadette Brodmerkel, H. Johnny McLean, Ermina Goodwin, and Kristi Woods. We have a quorum.

Absent: Joanne Hill, Rosemarie Demmons, Marlene Newman, and Barbara Bucci.

Guest: Alma Manrique from Juda Eskew

1. **President's Comments:** This year we started early with the 2020 budget. We started in July and had a total of 10 meetings, 9 meetings were in the morning at 10:00am and at a homeowner's request we added one evening meeting at 7:30pm. All the Budget meetings were duly posted, and proper notice given to our members as per our documents. Budget meetings were posted on the Association calendar, in the Newsletter, on the Website, number distributed via email blast and Notices were placed on the official bulletin board outside the main entrance to the clubhouse. These meetings were open to all homeowners. We especially want to thank those homeowners who came to the meetings and participated with important questions and comments. Each board member presented information and we openly discussed their research on past expenses and future budget requests. Early on, we realized that we would not have enough money in 2020 to do all the things that needed to be done, the subject of a special assessment was raised. This was in addition to raising the maintenance to meet the needs of the Association. As you can imagine, this did not go over well with those homeowners in attendance. At that time, we also discussed a line of credit to meet our obligations for 2020. A major expense for consideration of an assessment for the single-family homes

was the need to replace many aging roofs. All board members went back to the drawing board and became very creative with spending and planning for 2020. As a result of resident complaints about the quality of service that we were receiving from our vendors, we changed several vendors and demanded better service. On several occasions, we invited several companies to present to the membership at board meetings. These meetings were well attended and informative. Costs for services will increase across the board in 2020 to meet up with the 2020 demands of our community. This past year we had many unexpected expenses in addition to a lightning strike. We were fortunate that our insurance covered most of the damage, but we still had to absorb a deductible from operating expenses.

2. **Windows:** All of the windows in the main clubhouse were leaking and causing dangerous mold issues. We caulked and fixed all the windows and are still in the process of identifying issues caused by the leaks.
3. **#113:** Kitchen: Bad leaks under the old sink caused more mold and decay. We had to remove drywall and replace the mold and water damaged cabinets with new solid wood cabinets. We painted the room including the lockers and installed new moldings. We also replaced the broken ceiling fans. We will still need to replace all the old ceiling tiles, but it is not a priority at this time.
4. **Library:** The roof had a bad leak over the windows and the drywall on the North side had to be removed and replaced. We repaired the leaking roof and windows. We will still need to remove all the wallpaper on the other walls, but it is not a priority at this time.
5. **Parking Lot:** We milled and resurfaced the main clubhouse parking lot and resealed the satellite parking lot. Then there was a main waterline break and we are waiting for the large hole to be repaired. We have contracted with Atlantic Paving and they plan to fix the hole soon. Johnny McLean is working with them on this project.
6. **Lobby:** We painted the lobby and all the halls on the first floor. We replaced the rug and the furniture.
7. **Satellite Clubhouse:** We renovated the men's and ladies' restrooms and showers. Due to shoddy construction work when they were installed originally, all the aluminum studs were rotted and had to be replaced. This expense was unexpected, and we used operating funds to make the majority of repairs. We will have it completed soon.

8. **Dock:** While costs for the dock were in the 2019 budget, there were many cost overruns due to site permits and plan changes to the original blueprints. We have been informed by the Contractor that we will need to provide a compliant access walkway before the dock can be open to members. Kristi Woods has been working closely with the contractor to complete the work. There are available funds for this.
9. **Official Bulletin Board:** In addition to having a required website, we must have an official notice board posted in an area that is easy to access by members. We have installed it outside the entrance to the clubhouse. It will be lit from 5pm to 10pm daily. This provides members the opportunity to be Officially noticed of Board Meetings. It is also a place where you can find out what is happening at LW.
10. **Roofs:** Originally, we planned to replace 85 roofs which would have cost approximately 1.2 million dollars. Unfortunately, the roof reserve was not adequately funded in the past and we were simply out of money and there were no reserves for all the roofs that were scheduled to be replaced. At all the budget meetings we discussed the lack of adequate money in the reserves for roofs that were installed in the past without permits and with poor construction. We are not blaming past boards, but we want to correct the past policy of inadequately funding reserves with realistic replacement costs. Barbara Bucci has done some extensive research and compiled lists of homes that have roofs that are old but have no issues and homes that can be repaired in 2020 instead of being replaced. After careful consideration, we plan to replace only 25 roofs in 2020 and will repair those other roofs buying us some more time in which to build up reserves. We have reviewed our present contract with SCI, and we plan to investigate other roofing companies in 2020 with a presentation to the membership. We have also set up a plan and a schedule to wash and clean many roofs. We have included this in the 2020 budget.
11. **Exterminating:** We changed our exterminating vendor to Beach Environmental. Our Board Member, Bernadette Brodmerkel has reviewed extensively all our exterminating invoices for 2019 as well as what our future needs will be. She presented the information at a Budget Meeting where it was discussed with active homeowner participation.
12. **Landscaping:** We changed our landscaping vendor to EDJ. Our Board Member, Barbara Bucci has identified that we could use a vendor who was more proactive and looked at how we could improve our aging landscape.

EDJ will work closely with us to help in maintaining the common areas to reflect an open and beautiful environment. We will be fertilizing and spraying for insects more frequently. On-site workers will have IPADS to help identify problem areas and address them as soon as possible. EDJ has also been hired to perform more aggressive tree maintenance by structurally trimming all our trees. This will reduce damage in the event of a hurricane. This is an added expense to the 2020 budget.

13. **Painting:** After review of three vendors, the Board has decided to remain with Broward Boys as our house painter. Review of past concerns have been rectified. George Hill and Randy Hofstetter have been working hard to organize this year's schedule and there is a painting board in the lobby if you are interested in knowing when your home will be painted. Joanne Hill is also working with them. This expense is also expected to increase in 2020.
14. **#111:** This room needs to have extensive renovations to remove the mold, carpet on the walls and floors and removal of the wallpaper.
15. **Pools:** We have identified that our swimming pools have been neglected. Several layers of tile were incorrectly placed, and all three levels must be removed. In addition, the marcite lining in the pool is wearing very badly and must be replaced. Marlene Newman is working on getting the three bids and we hope to have a presentation about the pools soon. Fortunately, we have adequate pool reserves and can do the main pool in 2020 and the satellite pool in 2021.
16. **Technology:** We have begun to upgrade and expand our resident communication system. We have added text, email and voice messaging and will be improving our WEB site. In addition, with the coming of Blue Stream, we will have new opportunities with our community channel. We are also looking into upgrading our business office software. All of the above is to Protect our Assets, Maintain our Property and Enhance the value of our homes.

Kristi Woods made a motion to approve the Single Family Home Common Area Operating Budget for year 2020. Seconded by Bernadette Brodmerkel. All in favor. Motion approved.

Kristi Woods made a motion to approve Plex Common Area Operating Budget for year 2020. **Seconded by Johnny McLean.** All in favor. Motion approved.

Kristi Woods made a motion to approve the Single Family Home Reserve Budget for year 2020. **Seconded by Johnny McLean.** All in favor. Motion approved.

Kristi Woods made a motion to approve the Plex Reserve Budget for year 2020. **Seconded by Johnny McLean.** All in favor. Motion approved.

Good & Welfare:

Michael Wilkie said his questions were answered by the President's comments.

George Moore wanted to know why the increase in lawn maintenance. **Jennie Lipari** replied that we have a new lawn maintenance and they will do additional fertilizing and putting insecticide down. George said that there was a \$12 increase in maintenance for irrigation and that it was going to be removed in December. Jennie replied that we borrowed money from ourselves and it will not be paid back till year 2020.

Renee Mahler said this was her first meeting and had a question about the 2019 projected. **Alma Manrique** explained that the year was not over so the projected was to December 2019. The actual was September 2019. **Renee** also said that she moved here 4 years ago and feels the increase is not in line with the cost of living.

Cislyn Ackbar had a question regarding Blue Stream. She wanted to know if we had unlimited data and the speed of internet. **Jeff Bender** replied that we will have unlimited data and the speed is 200 megabits.

Sandy Simkins asked if she could have the last five (5) year expenses. **Alma Manrique** replied yes.

Elvira Wilkie asked about maintenance doing minor repairs. **Jennie** replied that if the situation requires special skills, residents will need to hire their own person to do the job. Maintenance will take care of minor repairs between the hours of nine (9) a.m. and four (4) p.m. **Elvira** said she was hoping to get her neighbors roofs cleaned. **Jennie** told her to contact **Joanne Hill** to see if they are on the schedule. **Elvira** added that her neighbor is constantly feeding the ducks and have seen vultures picking at stuff. **Jennie** said to contact the City of Plantation. **Elvira** also said that she has seen sightings of foxes and coyotes. **Jennie** replied that there is nothing that we can do regarding the foxes and coyotes. **Elvira** said that a maintenance guy has been driving around in a work cart. **Jennie** replied that Mark has been replacing electrical equipment in the clubhouse. Possibly going back and forth to pick up supplies.

Unknown person said that she has been a snowbird and came here six (6) months ago. She was living in a 55+ community in Philadelphia and by not printing the newsletter they have saved \$50,000. Those who have access to printing the newsletter are assigned to a neighbor who has no access for printing. **Jennie** replied that every resident will have an email.

Pinky Trapani said the back of the clubhouse looks like a garbage dump. **Jennie** replied that she will look into it.

Jeff Bender said thank you to Lauderdale West for donating an iPad. It saves him climbing the stairs. We have 815 Single Family Homes and starting in 2020, they will clean 100 roofs per year so roofs will get cleaned every eight (8) years. Jeff also commented that he has been told that he needs a new roof because he has had several leaks. Jeff

said although the roof is not his, he is not scheduled to get a new roof. **Jennie** said she wished she could replace all the roofs, but it would cost 1.2 million to do so and Lauderdale West does not have the money.

Linda Becker said her roof is just over three (3) years old and she has geese on her roof every morning. She showed a picture of her roof to **Jennie**. She has a tree that she would like to take down. **Jennie** said that our new lawn company, EDJ, has an arborist. She advised **Linda** to contact **Barbara Bucci** to have someone look at it.

Andrea Ebanks said she would really like to prune her tree. **Jennie** replied that our lawn company does structural trimming and to contact **Barbara Bucci** so they can schedule someone to review it.


Jay Stahl said the exterminating cost per month for residents is \$12. Sprinklers go on at 10 p.m. and the water will just sit on the grass which will develop root rot. Airplanes do not dump fuel. The roofs become black due to Florida humidity which creates mildew and mold.

Richard Wallace attended one (1) budget meeting. Feels we should increase the price of the shows, so we don't show a deficit.

Pauline Gosselin made a motion to adjourn. Seconded by **Kristi Woods**. All in favor. Motion approved.

Meeting ended at 8:35 p.m.

Respectfully submitted,



Pauline Gosselin,
Recording Secretary