

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

July 13, 2017

MEETING opened by Joanne Hill on July 13, 2017, at approximately 10:00 am, with a salute to the flag.

Present: Joanne Hill, Rosemarie Demmons, Hal Spector, Arline Marcus, Barbara Bucci, Micki Gaughan, Sam Normandia, and Kristi Woods. Absent: Marlene Newman, Audrey Hermelin and Vinny Sciabica. Note that Audrey Hermelin arrived at 10:25 am.

We began the process of reviewing the May and June, 2017 Report on Compilation of Financial Statements with an eye toward setting reserves and figures for our 2018 budget. We know we will run out of SFH roofing reserves next year unless something is done. We discussed not pressure-washing roofs. Joanne Hill will inquire of SCI and Broward Boys to see if there is a cleaning solution akin to the solution we are using on the asphalt shingles that can be used on the tile roofs. We believe the pressure-washing of the tile roofs is cracking tiles and causing leaks. If we can eliminate that, we can reduce the number of SFH roofs that need to be replaced thereby saving money.

Discussion regarding postings for pool repairs: These should be a reserve item. Hal Spector to notify Juda Eskew.

Discussion regarding termite reserves and increasing that amount. Should we have periodic inspections? Be sure we are including termite tenting, etc. in our E-maintenance system.

Discussion regarding water bills: they seem inordinately high. We need to check those bills.

Discussion regarding elections costs: We need to check those figures.

Discussion regarding landscaping: We are paying GLIG \$31,000 per month for lawn cutting, weed and feed and trimming of all trees. Many feel that GLIG is nickel and diming us. We need to entertain changing companies. We have a thirty-day out clause in GLIG contract. EDJ has given us an estimate of \$47,000 and Barbara Bucci will attempt to get a lower monthly amount.

Discussion regarding accounting office and having others learn the system.

There is an entry "Clubhouse Shelters" which appears to be in error. Will be reviewed and corrected.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes.  
Meeting adjourned at approximately 11:45 AM

Respectfully submitted:

  
Joanne Hill