

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

July 28, 2017

MEETING opened by Joanne Hill on July 28, 2017, at approximately 10:10 AM, with a salute to the flag.

Present: Joanne Hill, Rosemarie Demmons, Hal Spector, Arline Marcus, Micki Gaughan, Sam Normandia, Marlene Newman, Vinny Sciabica, Audrey Hermelin and Kristi Woods. Absent: Barbara Bucci.
Also in attendance: Mike Marcusky.

Joanne Hill went through the open issues from last week's meeting as follows:

- Election Expenses: We ordered two years' worth of envelopes which increased the expenses.
- Gas and Oil: Hal Spector sent us an email and stated that we do not need a separate credit card for gas; the Visa card sets forth each purchase which can be easily tracked.
- Water: We discussed two pool issues; Doug checked each meter and all are working properly.
- Fire Sprinkler: Sam Normandia told us that we have a five-year contract which was signed in May of 2013 with Simplex Grinnell for \$658.25 per month and an annual inspection cost of \$7,897.00. Mike Marcusky to check coding on this item and fire alarm maintenance and to provide us with year to date figures. Simplex Grinnell had to replace wires and board because of water damage. Hal Spector informed us that we have a reserve for fire sprinkler replacement and we are in our fifth year of a 25-year reserve.
- Roof Pressure Washing: Joanne informed everyone of a meeting she had with Barbara Bucci, Vinny Sciabica, Jerry from Broward Boys Painting and Scott and Elissio from SCI. We discussed our roofing problem and tile roof pressure cleaning which causes roofs to leak. Jerry told us about two companies that have a solution which they spray on the tile roof that cleans it. We agreed to have these two companies each clean one roof so we can compare. Jerry also mentioned that he can waterproof the tile roofs which would save us repairing or replacing the roofs. Jerry will provide us with figures and information. Hal Spector told us of a company called Roofacide (sp?) which he spoke with at the Condo Expo.
- Show Expenses: Arline Marcus brought us the figures for the shows for the remainder of the year – which is \$25,000 for a total yearly figure of \$61,000 which is on budget. As the 2018 shows are already under contract, we must keep the \$61,000 figure. We again discussed limiting the number of shows; increasing the number of party times; increasing the ticket prices, etc. We will have a meeting with Harriet Langdon and Joanne Pampena to discuss 2019 shows and number of attendees for the 2018 shows.
- Bait Stations: Micki Gaughan said that the bait stations are filled every other month and that we do not need additional boxes. Our contract with Dead Bug Edwards started on September 1st of last year.

We continued with the budget line items to be changed or kept the same:

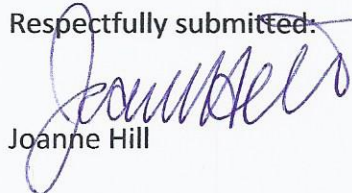
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| Building Repairs | Same |
| Roof Pressure Cleaning | On Hold |
| Bulletin Expense | Same (Mike to obtain bulletin income) |

Roof Repair Contract: These are for repairs costs. We discussed taking these repairs out of reserves. Mike stated that we should keep reserves for "replacement items" and no repairs. We will hold off on making a decision on this item until we are further along.

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| Burglar Alarm: | Same |
| Small Tools & Handyman | Same |
| Vehicle Repairs & Parts | Same |
| Bus Repairs | Same |
| Parking Lot Repairs | Same |
| Road and Sidewalk Repairs | Increase to \$5,000 |
| Plumbing | Same |
| Electrical: Combine both line items | Same |
| Road Signs: | We will check with the City to determine the parameters for signage. On hold. |

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