

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
BUDGET MEETING MINUTES
AUGUST 23, 2019
ADOPTED SEPTEMBER 23, 2019

Present: Jennie Lipari, Barbara Bucci, Kristi Woods, Bernadette Brodmerkel, Joanne Hill, Johnny McLean, Hal Spector, Audrey Hermelin and Pauline Gosselin. Absent Marlene Newman and Rosemarie Demmons.

Jennie opened the meeting at 10.00 a.m.

L/W to notify residents of parking lot closures. Clubhouse closed from September 9th thru the 13th. Satellite pool open. Main pool closed.

September 3rd the Satellite pool will be closed.

SCI Roofing, GLIG need to remove equipment and supplies from parking lots.

Need to let Real Estate Agents know of the closing.

Kristi said each one of our extensions should be forwarded to our cell phones.

Hal said put your phone on Do Not Disturb and it goes to voice mail.

Joanne said the last increase for the newspaper was 2 years ago. There is room to increase. Suggested inside front and inside back and back to increase in the amount of \$250. That would be \$750 income. The increase would be for Feb/Mar Newsletter.

Jennie suggested we don't increase the residents fee.

George gave list to Barbara for roof cleaning.

Kristi - roofs need cleaning but also the new roofs need to have a spray put on them.

Barbara- Elisio does foam on flat deck roofs.

Reserves – need to start planning for December SFH roofs.

Barbara – Homeowners want to clean their own roofs. Older roofs can get Spray & Forget. New roofs under 5 years cannot get cleaned.

Once a month, coordinate with Jerry.

Homeowners would pay \$325. Cleaning \$175 and Spray \$150.

Call Edna and check to see how old the new roofs are. Need protocol set up.

Shutters were discussed.

- If homeowners install accordion shutters, they may not have room for shutters.
- L/W will have to pay for Plex and SFH shutters.
- Question was asked if everyone will need to have them.

The flashing on a new roof is white and it covers the fascia board therefore the color doesn't show. White on fascia board is easier to spot bug infestation.

The amendments are giving the board the right to some decisions.

Life of new roof is 25 years – old roof 20 years- shingle roof is 30 years. Need to get it in writing.

Roof maintenance for plexes is not a reserve item.

Joanne, Jennie and Pauline met with the insurance people. Brown & Brown. They have been fabulous over the years. They are bringing down the deductible from 3% to 2%.

Linda Ciasca asked a question on who pays for the roof cleaning periodically? The answer was HOA.

Anyone going on the roof needs to get a work order prior.

Question was asked if there were plans to increase our lightening protection. Joanne answered that she met with an inspector yesterday, and he was impressed with a surge protector in every room.

Blue Stream was discussed. There is an increase in line breaks.

Meeting ended at 11:30 a.m.

A handwritten signature in cursive script, reading "Pauline Gosselin".

Respectfully submitted,

Pauline Gosselin, Recording Secretary