

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
BUDGET MEETING MINUTES
SEPTEMBER 27, 2019
ADOPTED OCTOBER 28, 2019

Jennie Lipari opened the meeting at 10:00 am with a salute to the flag.

Present: Jennie Lipari, Hal Spector, Marlene Newman, Pauline Gosselin, Barbara Bucci, Johnny McClean, Audrey Hermelin and Kristi Woods.

Absent Joanne Hill and Rosemarie Demmons.

Guest: Alma Manrique from Juda Eskew

SFH reserves and roof replacements were discussed.

Blue Stream is on schedule for May 2020.

Alma wanted to know how many roofs and the cost for replacing them.

In 2020, the plan is to do 100 roofs. We have \$478,001 which is enough for 2019. 2020 will have an increase of 5%. Alma said we need hard figures.

We have 395 roofs left to replace. These should be completed in 3 to 5 years.

The plexes have 33/34 more roofs to be done. The benefit is we have extra dollars from insurance. The plex roofs used reserve for hurricane damage to the roofs. Replenish the money used and still have extra money to finish the 33 plus roofs. Not changing policy to replace roofs. Kristi said we should maintain the roofs.

Termite control was discussed. We received bids from 3 vendors. We are looking at price and professionalism. Looking into spraying the perimeter every quarter or six (6) months. More expensive to do it monthly. Using Thermadore quarterly with certain chemical.

Bait boxes were discussed. The cost is between \$30 and \$40.

Resurfacing pools discussion on repairs and whether to convert one of the pools to saltwater.

Jeff Bender questioned whether we were going to extend the pool hours. Jennie replied that we need inside lighting.

More information required on resurfacing of pools.

The roofs need to be painted on the pump room houses.

Discussion on solar roofs. Potential leak is huge and not cost effective.'

Residents attending the meeting were Paul Wagner, June Asaro, Eileen Travis, Estelle Taylor, Donna Brodsky, Frank Ferenczi, Jeff Bender, Anna Bender and Louie Agnone.

Meeting ended at 10:55.

Respectfully submitted,

A handwritten signature in cursive script, reading "Pauline Gosselin". The signature is written in black ink and is positioned above the typed name.

Pauline Gosselin, Recording Secretary