

**LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**

**MINUTES OF BOARD OF DIRECTORS' MEETING**

**May 30, 2018**

**APPROVED – 7-11-18**

MEETING opened by Rosemarie Demmons on May 30, 2018, at 10:05 am with a salute to the flag.

Arline Marcus took attendance: Present: Rosemarie Demmons, Barbara Bucci, Arline Marcus, Marlene Newman, Micki Gaughan, Audrey Hermelin, Hal Spector.

Absent: Joanne Hill, Kristi Woods. We have a quorum.

MOTION made by Micki Gaughan to waive the reading of the Minutes from May 7, 2018. Seconded by Audrey Hermelin. Rosemarie Demmons asked if there were any comments, corrections or discussion. There were none. Vote taken; all yes. Motion approved.

MOTION made by Micki Gaughan to approve the minutes from May 7, 2018. Seconded by Arline Marcus. Vote taken; all yes. Motion approved.

Maintenance report from Doug Fisher read by Barbara Bucci:

- Dozens of sewer backups – be careful what you put in your sinks and toilets
- Several homes had water intrusions – digging trenches & sealing foundations
- 2 new pool and spa heaters at Satellite and new privacy fencing around heaters
- 2 new sensors needed on salt spas
- 2 commercial ice makers cleaned at both the Main Clubhouse and in Maintenance
- Painting yellow car stops at the plexes – then will go and paint the white stripes
- Phase protectors at Main clubhouse
- Preventative maintenance was done on all carts
- New maintenance employee: John Giveria – knowledgeable in plumbing, minor electrical, Tiling, wall board. 90 day trial period

Unfinished Business:

Status of Irrigation Upgrade: finished phase 2 – Joanne and Barbara went on a wet check – all automated. Starting phase 3. Hopefully by the end of July the irrigation will be finished.

Status of LW Telephone Directory: The ads/alphabetical dividers have been sent to the printer. Working on checking each entry with the LW data base.

Status of LW private road and parking lot resealing: Consultant's survey of property received. Need to have consultant's company oversee job. Hoping July 1<sup>st</sup> signing of contract.

Status of LW Dock repair – tabled

Status of update of LW Security Camera system – tabled

New Business:

MOTION to assess owner of Unit LWS -8-1395, Linda Barbera, a fine of \$50 for rules violation for an unleashed dog made by Micki Gaughan. Seconded by Arline Marcus. Discussion followed, including from Linda Barbera. Vote taken: 3 in favor; 4 against. Motion DENIED. No fine.

MOTION to approve a contract for the maintenance and cleaning of the LW Pools and Sauna, for the period of one year, at a cost of \$2700 per month was made by Rosemarie Demmons. Seconded by Micki Gaughan. Discussion followed. Vote taken: all in favor. Motion PASSED.

MOTION to approve requests for room usage made by Micki Gaughan. Seconded by Arline Marcus. No discussion. Vote taken: all in favor. Motion PASSED.

MOTION to approve requests for Sales and Rentals made by Rosemarie Demmons.

Sales:	8-0715	8216 NW 12 Ct
	7-0139	8436 NW 10 St
	7-0544	8525 NW 12 St
	8-0818	8538 NW 13 St
	8-0865	1401 NW 85 Way
	8-0992	8590 NW 17 Pl
	8-1143	8951 NW 13 St
	8-1292	9001 NW 10 Ct
	7-0139	8436 NW 10 St
New Lease:	7-0505	8624 NW 12 St
	8-0878	8605 Campanelli Blvd
Lease Renewal:	7-0081	1154 NW 84 Ave
	7-0100	1077 NW 83 Ave
	7-0184	1152 NW 83 Ave
	7-0367	1075 NW 85 Terr
	7-0513	1125 NW 87 Ave
	8-1153	1116 NW 88 Way

All meet our criteria and everything is in order. Seconded by Micki Gaughan. Vote taken: All in favor. Motion PASSED.

MOTION to approve request for modification of units made by Rosemarie Demmons.

1031 NW 90<sup>th</sup> Ave – redo screened patio

Seconded by Arline Marcus. No discussion. Vote taken: all in favor. Motion PASSED.

Roof Report read by Audrey Hermelin:

SFH

1228 NW 85 Ave	Tile roof & flat deck	\$16,568
8504 NW 14 St	Tile roof & flat deck	16,568
8536 NW 17 St	Tile roof & flat deck	16,568
8701 NW 17 St	Tile roof & flat deck	16,568

Announcement of Shows: Rosemarie Demmons reports that our next show is Saturday, June 9 at 8 pm with Ariel Rose and MaryEllen Hopper. Tickets are now on sale and they are \$10 for residents and \$17 for non-residents.

There will be 2 meetings in June with the attorneys regarding the Amendments in the JBA:

Tuesday, June 5 at 10 am in the JBA and Wednesday, June 6 at 7:30 pm

Director's Reports:

Rosemarie Demmons – Please return your proxy on the document amendments.

Please pick up your new FOBs.

Hal Spector gave us the Treasurer's Report as follows for month ending April 30, 2018:

Cash – Operating fund	= \$1,440,767
Cash – Reserves Plex	= \$1,193,237
SFH	= \$1,150,710
Total Reserves	= \$2,343,947

Micki Gaughan warned of a scam involving a letter supposedly from FPL and your water heater. FPL has nothing to do with your water heater. Throw the letter out.

**GOOD AND WELFARE**

Jay Stahl announced the death of Councilman Jerry Fadgen on Monday, May 28, 2018. The funeral will be at St. Gregory's; viewing on Monday, June 4 between 4 and 8, with a prayer service at 7 pm. The funeral will be on Tuesday, June 5 at 1 pm.

Motion made by Micki Gaughan to adjourn; seconded by Arline Marcus. Vote taken: all yes. Meeting adjourned at 11:25 am.

Respectfully submitted by

  
Micki Gaughan