

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JANUARY 31, 2018
APPROVED: FEBRUARY 5, 2018

MEETING opened by Joanne Hill on January 31, 2018, at 10:00 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the January 17, 2018 and approve said Minutes. Seconded by Kristi Woods. Vote taken; eight yes; one opposed (Hal Spector). Motion approved.

Barbara Bucci gave us a maintenance report as follows: Our maintenance men are painting the yellow stripes in the main parking lot. Sam Normandia said they were doing a fantastic job. Kristi suggested that we have a program throughout the community for maintenance such as this. Barbara will discuss this with Doug. Vinnie Sciabica suggested we check these items once a week and touch up as necessary. Barbara said once a month.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that she and Barbara Bucci went on a wet check to inspect the irrigation system in phase I – the plexes. While there were a few glitches, overall the system was working fabulously and was a huge improvement over the old system. Barbara mentioned that the men were now working in phase II. She also said that there were too many pots and plantings around the property. Kristi Woods told us that she has sent out many letters. Rosemarie Demmons suggested we have someone from maintenance inspect and then Kristi can send a letter or hand-deliver it. Sam said that no board member should hand-deliver anything to residents. Danny Metrick asked is we have established an hourly rate for work our maintenance men have to perform if owner negligent. Rosemarie said that we charge a minimum of \$200.00. We have already voted on that cost.

Status of Fob System: Rosemarie Demmons said that there are hundreds and hundreds of fobs that have not been picked up. She asked if the gates at the satellite have been replaced as yet. Sam Normandia said that he has left message with Eagle Fencing and has not received a response back. Barbara Bucci said that Doug met with the fencing company. Micki Gaughan has noticed that the gate closed to the maintenance office at the satellite pool is not closing. Rosemarie asked that Micki check the gates when she is available and also said that she heard the fobs were not working on the gates. We should put a notice in the newsletter explaining how fobs work.

New Business: Room Rentals. Micki Gaughan made a motion to accept the regular room usage for clubs, groups, etc. She has necessary paperwork. Seconded by Arline Marcus. Vote taken; all yes. Motion approved.

Motion made by Rosemarie Demmons to accept the following sales and rentals:

Sales:	7-0092	1137 NW 83 Ave	
	7-0125	8457 NW 10 St	
	7-0369	1081 NW 85 Ter	
	8-0863	1410 NW 85 Way	
	8-0903	1711 NW 86 Ave	
	8-1305	1051 NW 88 Way	
	8-1328	1011 NW 88 Way	
New Rentals:	7-0178	1146 NW 83 Ave	1-13-18 to 5-12-18
	8-0807	8539 NW 13 Ct	1-23-18 to 1-22-19
	8-1278	1171 NW 89 Ave	2-1-18 to 1-31-19
Lease Renewals:	7-0083	1164 NW 84 Ave	11-1-17 to 10-31-18
	7-0158	1054 NW 83 Ave	1-18-18 to 1-17-19
	7-0230	8532 NW 10 St	9-26-17 to 9-25-18
	7-0378	1076 NW 86 Ave	12-1-17 to 11-30-18
	7-0517	8633 NW 12 St	1-15-18 to 1-14-19
	7-0522	8621 NW 12 St	12-1-17 to 11-20-18
	8-0775	1701 NW 85 Ave	1-15-18 to 1-14-19
	8-0970	1620 NW 87 Ter	1-1-18 to 12-31-18

All meet our criteria and everything is in order. Seconded by Arline Marcus. Vote taken; All in favor. Motion approved.

Motion made by Rosemarie Demmons to deny the following sale: 8-0668 8217 NW 15 Ct
The purchaser did not meet our criteria and the mortgage was denied. Seconded by Micki Gaughan. Vote taken; all in favor. Motion approved.

Modifications: Motion made by Sam Normandia to accept the following modification:

7-0028 1084 NW 85 Ave Re-do screened front patio

Everything in order. Owner must provide copy of final permit. Seconded by Micki Gaughan. Vote taken; all in favor. Motion approved.

Roof Report: Joanne Hill gave us the following roof report:

1270 NW 90 Way	Tile Roof & Flat Deck	\$16,568.00
8633 NW 10 St	Repair	\$ 1,355.00
1131 – 1137 NW 83 Ave	Repair	\$ 450.00
1072 – 1074 NW 86 Ave	Repair	\$ 2,600.00
1051 NW 90 Way	Repair	\$ 1,135.00

Announcement of Shows: Joanne Hill, with the help of Micki Gaughan, stated our next show is the Redhead Express on Saturday, February 24, 2018. Tickets will be \$10.00 for residents/\$17.00 for non-residents. The March 24th show, Pop to Opera, ticket prices will remain \$5 for residents and \$12 for non-residents. Joanne also reminded us of the Valentine's Day Party Time on Saturday, February 10th beginning at 7:30 PM. We have a wonderful DJ. The last day of ticket sales will be Monday, February 5th – with no exceptions.

Director's Reports: Joanne Hill mentioned that while she and Barbara were on the irrigation wet check, they noticed many plex units that were using their patios as storage areas and it was disgusting. Kristi Woods

said that she and Connie Guzzi are going through the community and started with the plexes and are sending letters to owners/residents to clean up their property. Rosemarie Demmons mentioned that the majority of renters were on 10th Street. Sam Normandia asked what we are doing about it. Joanne Hill told us that Kristi is doing letters and if the work is not done, we will have the work done and will charge the owner. Rosemarie said that when there is a sale or rental that needs to be approved and there is money owed to the Association, we will not approve it until we are paid in full. If there is a renter, we have the right to collect the rent until we are paid in full. If a plex unit is for sale or rent, we inspect the entire building. Kristi Woods said that she is now getting lists from George after unit is painted and from SCI when roof replaced to inspect the property. Letters are then sent out.

Barbara Bucci said that all valves have been replaced throughout the community on the irrigation upgrade. They are working in phase II; all roads cut and they are connecting wires to valves.

Arline Marcus inquired why tile roofs are so filthy. Joanne Hill said that the roof cleaners just started on Tuesday cleaning roofs and the painting will begin next week.

Micki Gaughan asked who received the LW News. It was sent first class mail. She spoke with the Hiatus post office and was told that the mailer was not putting the News in the correct order. (2) There is a notice in the News that residents should call AT&T to obtain a new lighted remote. Unfortunately, AT&T is not aware of this. If your remote breaks, you can obtain a new one. Micki will put a new notice in the next issue. (3) Phone Books: She and Connie Guzzi are updating phone numbers. When owners pick up their new fobs, Rosemarie's office is updating information as well. Our printer was given the okay to print the tabs and that is in the works. We discussed eliminating the Guide to Living from the phone book and doing a separate mailing for that because rules may need to be amended when the amendments to the documents are tabulated. (4) We are having a residents' art viewing on Sunday, February 18th in the afternoon. We have many very talented artists in our community. If you would like to show your artwork, please contact Micki.

Note that Marlene Newman left the meeting at 10:45 AM.

Ermina Levy mentioned that some people do not want their phone number and address published in the phone directort. She also needs a new list of renters. Micki Gaughan will get that list as she is currently working on that but is having an issue with the program and she needs to speak with Raphael from Fast Forward. Rosemarie suggested we have Raphael come into the office.

Vinnie Sciabica told us that Marlene Newman gave him the hurricane committee to oversee and he will start with that next month. She also gave him the bag of lost and found. He is setting up a meeting with the grievance committee and our attorney so that everyone has the correct information and we follow the correct procedures. Kristi said to make sure the front office knows you have the lost and found items.

Rosemarie Demmons said that the new fob program is much better than last and easier.

Micki Gaughan said that we are having a bait box issue. Many are being broken into. Do not touch these boxes; there is poison in them. It's possible the landscapers are hitting them. It cost around \$22 to replace them. We should do that rather than having rats! She did hear that a neighbor threw out a bait box. Arline Marcus asked how many we need. Micki will look into that.

Kristi Woods explained about the AT&T issue at the maintenance office – phones not working and creating major problems. When Security 101 came in for the fobs, AT&T phone & internet lines having problem. Raphael and Mike (from Bandwith) put in new modems but still did not fix problem. AT&T blocks lines; they ordered new equipment over three weeks ago. Kristi has spoken to Comcast and believes we should drop AT&T and switch to Comcast. AT&T's current internet download is 10 megabytes (MB) and their upload is 1.5 MB while Comcast's internet download is 150 and their upload is 20. Raphael and Mike and two other vendors have been suggesting we switch to Comcast. Answer to our problems at the satellite and maintenance: Switch to Comcast. AT&T will continue with the cable TV and community channel 8001. Comcast would provide us with telephone and internet service. Comcast is currently offering a very lucrative package and it looks as though we will save money overall. A vendor, JBS Communications will operate the phone lines at the clubhouse and maintenance. JBS has been operating the maintenance phone lines since October, 2017.

As far as wifi is concerned, there are areas of the clubhouse that have different coverage and wifi is not accessible. Raphael will correct that. Kristi asked Joanne to send Steve Weinberg the Comcast contract for his review as we need to move on this as soon as possible. Hal Spector reminded us that we need phone lines for the fire/burglar alarm systems. Kristi said they were on the list as well as the elevator. The switch over can be done in one afternoon. Mike of Comcast will do a site survey. Barbara Bucci asked if Comcast subs-out their commercial accounts. Kristi said not. Sam stated that this has nothing to do with tv to homes/plexes – only phones and internet. Kristi made sure that Raphael and Mike are aware of this situation and they both say Comcast is the way to go. She wants to be able to start the review and get the figures together.

Micki stated that we left Comcast the last time because of poor service. Kristi told us that Comcast did a merger and they were infused with a lot of capital. Sam Normandia said that we switched TV to AT&T because homeowners were getting bad service. If major vendors say to change then who do we listen to? Four vendors told us to switch to Comcast because they are state of the art.

Danny Metrick asked if we are changing to Comcast for the homes. Joanne said no. Herb Walker asked how much longer was our contract from AT&T for cable tv. Joanne Hill said about 3 years.

GOOD AND WELFARE:

Herb Walter asked about brown spots on lawn from hurricane debris. Barbara said we are not sodding. We are now fertilizing and once that is completed, the grass will grow. Herb mentioned that sodding at the intersection of 17th street and Lauderdale West Drive. Joanne Hill said that was done because the bus stop was removed from that location and the City sodded the area.

Ermina Levy asked about tarps on the plex roofs. Joanne Hill said our adjuster was negotiating with the insurance company's adjuster and hopefully we will hve a settlement soon. Barbara Bucci said we were trying to get some up front money to begin repairs. Ermina mentioned she has a leak and Kristi told us she has four.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes.
Meeting adjourned at 11:20 AM.

Respectfully submitted:
Joanne Hill

