

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
November 30, 2017  
ADOPTED: DECEMBER 18, 2017

MEETING opened by Joanne Hill on November 30, 2017, at 10:10 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the November 6, 2017 Board Meeting and the November 7, 2017 Budget Meeting and approve said Minutes. Seconded by Kristi Woods. Vote taken; five – yes; one opposed (Hal Spector). Motion approved.

Maintenance Report: Sam Normandia informed the Board that Doug could not give us a maintenance report today as we are short-handed at maintenance and he was not available.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. EDJ is working on it. Should have Phase 1 completed within the next week or so.

Motion/Discussion regarding new FOB system. Joanne Hill reported that both plex and SFH fobs are ready to be picked by you owners. Rosemarie Demmons told us that owners may pick up their fobs on Saturday, December 2<sup>nd</sup> from 11 am to 2 pm and Tuesday, December 5<sup>th</sup> from 6 pm to 8 pm. Sam Normandia told us that Security 101 will begin the cutover beginning Tuesday, December 4<sup>th</sup>. Locks at the tennis court and satellite gates will be heavy duty locks.

New Business: Motion/Discussion regarding number of professional shows for 2019. Joanne Hill said that we are looking into decreasing the number of professional shows from the 2019 season and beyond. A discussion ensued among Harriet Langdon, Linda Owen, Rosemarie Demmons, Kristi Woods, Sam Normandia, Micki Gaughan, Hal Spector, Audrey Hermelin and Diane Sassy. Discussion included ticket prices at other communities; communities must buy ticket packages; people buying homes are not participating in activities as in the past; residents still working; show prices increasing; elimination of December show; decreased attendance; is less shows, people may be more eager to attend; more people attend our parties; more advertising; increase price of tickets; have snacks; have more parties; parties break even; projector for back of stage; \$10,000 to \$20,000 for projector and may need two; \$7,000 for screen; no guarantee for more people; current shows cost between \$4,500 to \$7,500; ask agents to advertise our shows. Micki Gaughan made a motion to decrease the number of professional shows beginning in 2019 from 12 to 6 shows. Seconded by Sam Normandia. Vote taken; all in favor. Motion approved.

Motion/Discussion regarding increasing the cost of ads for the LW News. Micki Gaughan told us that we have not increased the price for ads for many years. Bulk mail is not working. Takes two to three weeks for delivery; if newspaper cannot be delivered, they are destroyed; if we change to first class mail, undeliverable papers will be returned and we can track information and not waste issues; we serve the needs of our Community, the Board, pull out calendar; there is something for everyone. She provided the Board

with a memo – which is attached – detailing ad increase to 10% and 15%; cost of bulk mailing; advertising income and printing costs. Newspaper is almost \$9,000 under budget. Discussion ensued among Kristi Woods, Linda Owen, Diane Sassy, Micki Gaughan, Joanne Hill regarding: fine piece of material; don't change look; change to first class for at least next two issues; pick up and sign for newsletter; number of copies printed: 1314 which includes 22 for advertisers; printer gives us excellent deal; hand-delivery of issues. Micki Gaughan make a motion to increase the cost of the ads by 15% beginning with next issue. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

Motion/Discussion regarding mailing the LW News via first class mail. Gaughan make a motion to mail the LW News via first class mail for the next two issues. This will be a test or sorts. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Motion/Discussion: Room Rentals. Micki Gaughan made a blanket motion to accept the groups, clubs and organizations who are currently using our facilities to continue doing so through 2018. She has paperwork from each organization. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved

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

Sales	7-0440	8621 NW 10 Place	
	8-1382	1035 NW 90 Way	
Lease Renewals:	7-0091	1135 NW 83 Ave	11-1-17 to 10-31-18
	7-0233	8540 NW 10 St	9-1-17 to 8-31-18
	8-0705	8213 NW 12 Manor	10-1-17 to 9-30-18
	8-0707	8221 NW 12 Manor	Year Lease

Micki Gaughan asked why there were different names of owners when same family. Rosemarie said that it depends exactly how they take title. All meet our criteria and everything is in order. Seconded by Kristi Woods. Vote taken; All in favor. Motion approved.

Modifications: None

Roof Report: Audrey Hermelin gave us the following roof report:

Repairs: SFH	
1581 NW 85 Terrace	\$ 600.00
8225 NW 14 ST	\$ 1,250.00
1301 NW 87 Lane (Maintenance Bldg)	\$ 825.00
1070 NW 89 Ave	\$ 2,365.00
8508 NW 14 ST	\$ 350.00
1151 NW 90 Ave	\$ 1,950.00
Repairs: Plexes	
8435 NW 10 St	\$ 2,250.00
1052-1054 NW 86 Ave	\$ 400.00
1007-1013 NW 88 Ave	\$ 325.00
8623 NW 10 Pl	\$ 375.00
8651-8653 NW 10 Pl	\$ 325.00
1076 NW 84 Ave	\$ 375.00
1073 NW 85 Ter	\$ 750.00

Roof Replacements

8213 NW 12 Court	Tile Roof & Flat Deck	\$16,568.00
1040-1046 NW 88 Ave	Shingle Roof	\$26,650.00

Joanne Hill told us that this is a report for September and October.

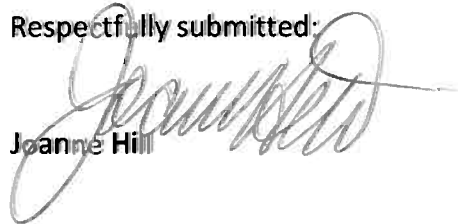
Announcement of Shows: Joanne Hill, with the help of Harriet Langdon, said the show for Saturday, December 9<sup>th</sup> is Copacabana, a Latin American Review. Tickets are now on sale. Tickets for our New Year's Eve party time are now on sale. Budget Meeting will be held on Monday, December 4<sup>th</sup> at 7:30 pm.

**GOOD AND WELFARE:** None.

Motion made by Kristi Woods to adjourn; seconded by Micki Gaughan. Vote taken: all yes.

Meeting adjourned at 11:15 AM.

Respectfully submitted:



Joanne Hill