

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
December 4, 2017  
ADOPTED: DECEMBER 18, 2017

MEETING opened by Joanne Hill on December 4, 2017, at 7:30 PM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the November 16, 2017 Board Meeting and approve said Minutes. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

Joanne Hill welcomed everyone to the Lauderdale West Community Association annual budget meeting and said the following: "Over the past six months, this Board worked extremely hard in compiling the 2018 budget. We had weekly meetings to discuss and create our new budget. Our total budget is over \$4,000,000.

Throughout this year, we have had many unforeseen issues come up: construction of an ADA bathroom at the satellite; replaced both spa filters with salt filters and re-surfaced them with a blue color; repaired major leak in satellite pool; upgrading of the irrigation system; installed 27 new computers and three copiers; major refurbishment of our burglar and fire alarm systems; engineering work for our deck at the main clubhouse and new FOB system, to name a few.

Speaking of which, if you have not obtained your new fobs, you must do that very soon as the old fobs will no longer work as we anticipate turning on the new system shortly. You may pick up your new fobs Monday through Friday from 9 am to noon at the main clubhouse – after first obtaining a number from the administration office - and tomorrow evening between 6 and 8 pm. We anticipate having a Saturday date and we will advise you as soon as we arrange that.

Hurricane Irma really set us back a few dollars. Many roofs were damaged; trees down; mail boxes and posts destroyed; pole lights damaged. Of course, for every tree that was toppled, the City will require us to plant three in its place. We have spent thousands thus far because of Irma. We should be able to re-coup most of the funds spent from our insurance companies which settlement is being negotiated as we speak.

As at October 31, 2017, we have a surplus of \$46,000 for this year's budget. We did have a payment of around \$250,000 for the irrigation upgrade in November but since we are borrowing against our savings, that should not affect our bottom line.

As is the case in most years, expenses have increased and we have, therefore, had to increase our monthly maintenance assessments accordingly. We anticipate the Plex maintenance to increase by \$6 a month and single family homes by \$13.

Our Lauderdale West Community is not getting any younger and neither are we. All we can do is anticipate problem areas in the future and deal with them.

Thank you.”

Joanne Hill opened discussions regarding the 2018 Budget.

Steve Kaplan asked about the timing for completing the irrigation system upgrade; was present contractor handling that upgrade and when the \$12 increase would end. Joanne Hill said that the upgrade should be complete by this summer. Because of the hurricane EDJ, the contractor hired for the job, was a bit behind. She also said that the \$12 increase would end in three years.

Carol Sword asked if the roofs were inspected before and after installation. Barbara Bucci told us that the SCI supervisor and our supervisor reads all inspection reports for new purchasers. We cannot make repairs when the roof has already been repaired by 25%. We are watching all contractors.

Denise Castro asked about tarps on roofs. Joanne Hill said that we are waiting for insurance company to inspect and then receive a settlement before roofs can be repaired.

Motion to approve the Lauderdale West Operating Budget for 2018 as proposed in the Budget Notice of November 16, 2017, was made by Micki Gaughan. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

Motion to approve the Lauderdale West Plex Budget for 2018 as proposed in the Budget Notice of November 16, 2017, was made by Micki Gaughan. Seconded by Vinnie Sciabica. Vote taken; all yes. Motion approved.

Motion to approve the Lauderdale West Single Family Home Budget for 2018 as proposed in the Budget Notice of November 16, 2017, was made by Micki Gaughan. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

Motion to approve the Lauderdale West Common, Plex and Single Family Home Reserves for 2018 as proposed in the Budget Notice of November 16, 2017, was made by Arline Marcus. Seconded by Micki Gaughan. Vote taken; all yes. Motion approved.

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

New Rentals:	8-1345	1024 NW 90 Way	Year Lease
Lease Renewals:	7-0064	1040 NW 84 Ave	10-14-17 to 10-13-18
	7-0097	1071 NW 83 Ave	Year Lease

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

Modifications: None

**Announcement of Shows:** Joanne Hill 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. Spectacular Show is Sunday, December 17<sup>th</sup> @ 2 PM. If you are bringing your grandchildren, please let Sandy Spector know. The LW Men's Club is having a luncheon on Sunday, December 10<sup>th</sup> at noon.

**Director's Reports:**

Rosemarie Demmons said that you should get your new fobs as the old fobs may not work after Thursday. Stop by the main clubhouse to pick up your new fobs. Sam Normandia said that it might be sooner than Thursday. Marlene Newman reminded us that you need to stop by the front office to pick up a number in order to obtain your fobs. Joanne Hill said that we will put out the ballot box in the lobby of the main clubhouse so you may return your old fobs and that owners must pick up fobs. An owner must provide us with a letter appointing someone else to pick up their jobs. Dotti DePalma asked when we will have a Saturday date to pick up new fobs? Rosemarie said that we will be here this Saturday the 9<sup>th</sup> between 1 pm and 3 pm. Denise Castro asked about picking up fobs for a disabled neighbor. Rosemarie said that you must bring a letter and the neighbor's LW ID. Linda Owen said that if we don't know you, we will not give out fobs. Rosemarie said that if they have neighbor's ID and letter, they will have to sign for the new fobs.

Marlene Newman reminded us to pick up our New Year's Eve Party tickets from 9:30 am to 11:30 am outside the auditorium. \$15 for residents/\$20 for guests. Be sure to bring your LW ID. No more than ten people at a table. She will be available after this meeting to sell tickets.

**GOOD AND WELFARE:** Rhoda Berman has questions about the irrigation system and the new company. Joanne said that upgrade should be completed by May or June. Rhoda asked about new roofs. Barbara said that many roofs are old but we are not replacing them unless there are leaks.

Merry Wynne said that she lost most of the singles on her plex and has a tarp. When are the roofs going to be repaired or replaced. Joanne Hill said that once we agree with the insurance companies on a settlement, we will begin work on the roofs.

Richard Wallace said the hot tub at the satellite is not hot. Joanne told him we will be getting new heaters after the first of the year.

Jay Stahl thanked the Board for their hard work. He said that the budget was very reasonable.

Motion made by Audrey Hermelin to adjourn; seconded by Micki Gaughan. Vote taken: all yes.

Meeting adjourned at 8:00 PM.

Respectfully submitted:



Joanne Hill