

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 11, 2018
APPROVED: APRIL 25, 2018

MEETING opened by Joanne Hill on April 11, 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, Audrey Hermelin, Hal Spector, Kristi Woods, and Sam Normandia. Absent: Vinny Sciabica.

Motion made by Micki Gaughan to waive the reading of the Minutes of the February 28, 2018, March 14, 2018 and March 26, 2018 board meeting. Seconded by Kristi Woods. Joanne Hill 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 of the February 28, 2018, March 14, 2018 and March 26, 2018 board meeting. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Maintenance report by Barbara Bucci: We are starting to paint the parking stripes and car stops in the plex driveways. We started on Lauderdale West Drive. Kristi Woods said it was amazing how much better it looks.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that we are working on it. Barbara Bucci said that Phase II is almost completed. Jeff Fleisch said that the grass in a section of 10th Street is brown. Barbara said that has already been addressed. Marlene Newman asked that people not park on the grass because they are breaking sprinkler heads. Hal Spector said that on 12th Manor the sprinklers were coming on slowly but surely. Barbara said that roots were covering a lot of old valves.

New Business: Room Rentals. Micki Gaughan made a motion to approve the Auditorium for a Hadassah Dessert Party for 40 people on Sunday, August 5th from 5 pm to 8 pm. All paperwork is in order. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

Sales and Rentals: Rosemarie Demmons made a motion to accept the following:

Sales:	7-0190	8435 NW 12 St	
	7-0344	8551 NW 10 St	
	8-0700	8212 NW 12 Manor	
	8-1036	1191 Campanelli Dr	
	8-1044	8821 NW 15 St	
	8-1148	9000 NW 12 Place	
	8-1180	9030 NW 17 St	
	8-1308	1071 NW 89 Ave	
New Lease:	7-0098	1073 NW 83 Ave	4-1-18 to 3-31-19
	7-0235	8544 NW 10 St	4-1-18 to 3-31-19
	7-0262	8722 NW 10 St	4-1-18 to 3-31-19
	7-0464	8631 NW 11 St	4-15-18 to 4-14-19
	8-0686	1650 NW 82 Ave	4-1-18 to 3-31-19

Lease Renewal:	7-0042	1143 NW 84 Ave	4-1-18 to 9-30-18
	7-0154	1044 NW 83 Ave	3-1-18 to 8-31-18
	7-0416	8641 MW 10 Pl	4-1-18 to 3-31-19
	7-0528	8565 NW 12 St	4-1-18 to 3-31-19
	8-0839	8532 NW 14 St	4-1-18 to 3-31-19
	8-1216	1421 NW 90 Dr	4-1-18 to 3-31-19

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

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

8-1368 1151 NW 90 Way Screen in existing patio
8-0806 8543 NW 13 Ct Open doorway to existing rear screened in patio. He met with engineer and architect. Frame work is there for French doors.
Everything in order. Owner must provide copy of final permit. Seconded by Micki Gaughan.

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

1050-56 NW 85 Terrace	Shingle Roof	\$25,650.00
1161 Campanelli Dr. W	Tile Roof & Flat Deck	\$16,568.00
1171 NW 90 Ave	Tile Roof & Flat Deck	\$16,568.00
1241 NW 90 Way	Tile Roof & Flat Deck	\$16,568.00
1150 NW 88 Way	Tile Roof & Flat Deck	\$16,568.00
8950 NW 14 ST	Tile Roof & Flat Deck	\$16,568.00
1511 NW 90 Dr	Tile Roof & Flat Deck	\$16,568.00

Announcement of Shows: Joanne Hill reported that our next show is Saturday, April 14th at 8 pm with Stanley Ullman and Jesse Luttrell. Tickets are now on sale and they are \$10.00 for residents/\$17.00 for non-residents. Also, The Lauderdale West Theater Group will be performing for us on Saturday, April 28th and tickets are now on sale. Our next party time will be on Saturday, May 26th and tickets will go on sale the end of April.

Director's Reports: Joanne Hill: Please return your proxy on the document amendments.

Rosemarie Demmons reminded owners to pick up their new fobs.

Hal Spector gave us his Treasurer's Report as follows:

Cash - Operating Fund = \$1,886,994
Cash - Reserves Plex = \$1,204,643
 SFH = \$1,243,124
Total Reserves = \$2,447,767

Micki Gaughan: (1) Reminded us of the Bill Kling VA Complex food drive that we are having. There is a bin in the lobby of the main clubhouse. We will be collecting non-perishable, non-expired food items until Memorial Day. (2) On Saturday a gentleman was soliciting in the area. He was told to leave. Do not open your doors to strangers. (3) Dead Bug Edwards is collecting broken bait boxes. Every box is marked and filled every other month. There are some 113 missing and broken boxes. People are apparently throwing them out or moving them. Do not do that. First of all, they are filled with poison and should not be touched and, secondly, they have been placed in appropriate places by Dead Bug Edwards where they will perform best. In order to replace these boxes it will cost \$2,486.00. Arline Marcus asked if Micki had addresses where they were missing or moved and suggested we send out a letter to these people. Barbara Bucci said that we have removed many banana trees which the rats nest in. They also like the arrica palms and papaya, which they eat. Kristi Woods said that she heard that people believe that the holes in the ground were made by rats. They are not. They are made by our burrowing owls. Please let us know if you find holes and we will alert Doug to mark them.

Barbara Bucci: said that we are going to have a truckload of soil delivered to put around the community where debris from the hurricane was or where trees were removed.

Arline Marcus: Do not leave your doors unlocked. This means car doors as well.

Joanne Hill: Do not put your outgoing mail in your mailbox. We have had people taking the mail. Put it in the mailbox at the main clubhouse. Sam Normandia said there are several mailboxes at the Bank of America building at the end of 17th Street on Pine Island Road.

Hal Spector: It is worth repeating: Get your amendment ballots/proxies in and pick up your fobs.

GOOD AND WELFARE: Harriet Langdon asked if a patio being constructed near her was made of poly-wood? Sam Normandia told her yes it was. She also said that notices for the professional shows were not on Lauderdalewest.org and spoke about the ad in the Sharp Saver. She and Sandy Spector also asked if the ticket office may sell tickets for two shows. Sandy is having a meeting next week with her committee and she will get back to us.

Marion Hinton asked about plex roofs and hurricane season. Joanne Hill said that she signed roofing permits for 20 plexes and SCI will begin shortly.

Theo Susser also asked about the plex roofs. Joanne told him that we are negotiating with the insurance company.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 10:50 AM.

Respectfully submitted,


Joanne Hill