

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
MAY 7, 2018
APPROVED – MAY 30, 2018

MEETING opened by Joanne Hill on May 7, 2018, at 7:30 PM with a salute to the flag.

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

Motion made by Kristi Woods to waive the reading of the Document Amendment Meeting Minutes of the April 13, 2018, and the Organizational Meeting of April 9, 2018. Seconded by Barbara Bucci. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Vote taken; all yes. Motion approved. Motion made by Arline Marcus to approve the foregoing Minutes of the April 9, 2018, and April 13, 2018 board meetings. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

Old Business: Status of Amendment Voting: Joanne Hill told us that we have received 331 single family home and 244 plex proxies/votes. She said how disappointed she was that more people have not voted and that those individuals need to get their votes in. Kristi Woods said that Sam Normandia has some 30 or 40 applications for modification to do with driveway widening or patios. If we don't approve these amendmends, those applications cannot be approved.

Status of Irrigation Upgrade: Joanne Hill told us that she and Barbara Bucci went on a two and a half hour wet check yesterday for phase 2 of the upgrade. Except for a very few minor issues, everything was working wonderfully. They are working as fast as they can but are also dealing with the broken pipes because of downed trees from the hurricane.

Status of telephone directory: Joanne said that because Micki Gaughan is absent, this is on hold.

Status of LW private road resealing: Hal Spector said he just got the paperwork but believe we should be starting by July 1st. Rosemarie Demmons asked if we have the necessary funds. Hal said yes we do. Prior estimates were in the \$70,000 to \$100,000 range. We will be doing the plex driveways as well.

Status of LW parking lot resealing: As Sam Normandia is absent, this is on hold. However, Hal Spector said that we anticipate having this done this year.

Status of LW deck repair at main clubhouse: Joanne Hill said that she just received the updated proposal and contract from Bayshore Construction Group which she will send to our attorneys for review. This estimate appears to be \$10,000 more than the previous estimate and that will be addressed.

New Business: Motion made by Kristi Woods to approve the expenditure of not more than \$5,500.00 for the purchase of 15 voltage/phase monitors for various AC units from Wilmar Industries. Seconded by Barbara Bucci. Joanne Hill explained that these are sorely needed as we lost 17 AC compressors from

Hurricane Irma which cost us many thousands of dollars. Mark, our in-house electrician, will install these units. Vote taken; all in favor. Motion approved.

Room Rentals. Barbara Bucci made a motion to approve a baby shower in Room 113 on Saturday, June 2nd from 1 pm to 6 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:	7-0381	1064 NW 86 Ave	
	7-0509	8634 NW 12 St	
	8-0678	8212 NW 16 St	
	8-0746	8220 NW 15 Ct	
New Lease:	7-0334	8635 NW 10 St	5-15-18 to 5-14-19
	8-0814	1501 NW 85 Ave	5-1-18 to 4-30-19
Lease Renewal:	7-0107	1055 NW 83 Ave	6-1-18 to 5-31-19
	7-0532	8555 NW 12 St	5-15-18 to 5-14-19

All meet our criteria and everything is in order. Seconded by Kristi Woods. Vote taken; All in favor. Motion approved. Rosemarie told us that we now have 135 rental units so we are up to 10%.

Modifications: Motion made by Kristi Woods to accept the following modification:

8-0809 1321 NW 85 Ave Replace existing rear patio.

Everything in order. Owner must provide copy of final permit. Seconded by Arline Marcus. Vote taken; six yes; one (Rosemarie Demmons) recused. Motion approved.

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

8971 NW 12 Place	Tile Roof & Flat Deck	\$16,568.00
1701 NW 85 Ave	Tile Roof & Flat Deck	\$16,568.00
1150 NW 89 Way	Tile Roof & Flat Deck	\$16,568.00
1240 Campanelli Dr. W	Tile Roof & Flat Deck	\$ 7,562.00

Announcement of Shows: Joanne Hill reported that our next show is Saturday, May 12th at 8 pm with Johnny Rodgers Band – Buddy Holly and Beyond. Tickets are now on sale and they are \$10.00 for residents/\$17.00 for non-residents. Our next party time Spring Fling will be on Saturday, May 26th and tickets are now on sale: \$5 for residents/\$7 for guests.

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

Rosemarie Demmons reminded owners to pick up their new fobs.

Arline Marcus: Do not leave your car doors unlocked even if the vehicle is in your driveway. Individuals can take whatever is in the vehicle.

Audrey Hermelin: We need a volunteer for the front desk on Monday mornings. We also need someone on Friday mornings for a few weeks.

GOOD AND WELFARE: Steve Taylor: People are fishing off the deck at the main clubhouse even though there is yellow caution tape prohibiting its use. Hal Spector asked if anyone has seen them. Steve said he has and has asked them to leave. He should call the police next time he sees people using the deck. Barbara Bucci will have maintenance install something to keep people off the deck.

Larry Chabis: Why can't people purchase show tickets after 7:30 pm on the night of the show? Since the show brings in revenue, tickets should be sold until 8 pm. Barbara Bucci said that the ticket office closes at 7:30. If people have the correct amount and before the show starts, tickets should be available. Rosemarie Demmons agrees that we should take advantage of all ticket sales. Marlene Newman said that the volunteers selling the tickets want to sit down before the show. Hal Spector believes this should be a board decision. At last show there was a debacle with individuals coming in after the show began. Hal also asked what happens to the money collected before showtime? Arline Marcus said that money has been given to her; Rosemarie said she has collected funds at the show and so has Joanne Hill. Larry Chabis said for the past five years he's had a flashlight to bring late comers to their seats. He does not have that flashlight anymore. People who come in late should sit in back of auditorium.

Jay Stahl said that at the April 11th meeting, Harriet Langdon said that the shows were not listed on the website. Jay said all shows are absolutely listed. If he is provided with a slide, he puts it on the website. On the website look at the Table of Contents and LW Professional Shows and the list of shows for the year is shown. He takes exception as all shows are there.

Diane Sassy asked if the Hurricane Committee was starting up again. Joanne Hill said not at this time. Discussion ensued with Joanne, Barbara Bucci, Kristi Woods, Marlene Newman regarding information on hurricane preparedness in newsletter; not enough volunteers; Marlene called every homeowner; making sure now that awnings and shutters are in working order; lining up assistance now before storm.

Thelma asked when the plex roofs will be replaced. Joanne Hill told her that they are being replaced right now. We have 35 permits and we are working on it.

Motion made by Arline Marcus to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 8:05 PM.

Respectfully submitted:


Joanne Hill