

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
JUNE 13, 2018  
APPROVED – JULY 11, 2018

MEETING opened by Joanne Hill on June 13, 2018, at 10:00 AM with a salute to the flag.

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

Joanne Hill stated that two directors, Sam Normandia and Vinny Sciabica, have resigned as Directors on the Board. The remaining Directors will be discussing this situation in the near future.

There is no maintenance report as Doug is unavailable. Hal Spector suggested that Doug put his report in writing and submit it prior to meetings since he gives his report to the newspaper office. Barbara Bucci said she will take care of that. Micki Gaughan said that Doug does not give his report to the newspaper office; that he submits a maintenance tip of the month.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that work is being done in Phase III.

Status of telephone directory: Micki Gaughan stated that they are working on it. They are looking through photos for the cover.

Status of LW private road resealing: Hal Spector is well underway. He has the name of three engineers – maybe 4 to oversee proposals and the site work. Attorney Weinberg gave him the names.

Status of LW parking lot resealing: Hal Spector said that was underway as well. We should be starting in July.

Status of LW deck repair at main clubhouse: Sam Normandia is working on this.

Status of upgrade of LW Security Camera System: Hal Spector told us a camera covering the main pool hot tub had to be moved. He has contacted Core Systems and it will cost approx. \$400 to move it. Sam Normandia is working on obtaining estimates to upgrade the system.

New Business: Room Rentals. Micki Gaughan made a motion to approve a baby shower in Room 113 on Saturday, September 15, 2018 from noon to 5 pm. All paperwork is in order. Seconded by Arline Marcus. Vote taken; all in favor. Motion approved.

Sales and Rentals: Micki Gaughan made a motion to accept the following:

Sales:	7-0014	1063 NW 85 Ave	
	7-0032	1132 NW 85 Ave	
	7-0064	1040 NW 84 Ave	
	7-0460	8701 NW 11 St	
Lease Renewal:	8-1006	1610 NW 87 La	5-15-18 to 5-14-19

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

Modifications: None

Roof Report: Audrey Hermelin gave us the following roof report all of which were Hurricane Irma damage:

8431-8437 NW 12 St	Shingle Roof	\$25,650.00
1021-1027 NW 85 Ter	Shingle Roof	\$25,650.00
1041-1047 NW 88 Ave	Shingle Roof	\$25,650.00
1031-1037 NW 85 Ter	Shingle Roof	\$25,650.00
1060-1066 NW 83 Ave	Shingle Roof	\$25,650.00
1040-1046 NW 83 Ave	Shingle Roof	\$25,650.00
1051-1057 NW 88 Ave	Shingle Roof	\$25,650.00
1007-1013 NW 85 Ave	Shingle Roof	\$25,650.00

Hal Spector mentioned that we received a partial payment from insurance and one-half of those funds have been used. He asked how many more roofs need to be replaced. Barbara Bucci said we pulled 35 permits. Hal said we are moving quickly.

Announcement of Shows: Joanne Hill said we had a wonderful show on Saturday night. Micki Gaughan said that residents were missing out on quality entertaining for a reasonable amount of money. Barbara Bucci thanked the committee for the great job they are doing in obtaining the talent. Audrey Hermelin said that we had to cancel the bus because only two people called for us. Arline Marcus said that people must call in to reserve a seat for the bus for shows. Hal asked Micki to add a notation in the newsletter and asked if Five Star residents were being notified of the shows. Barbara Bucci said that two members of the committee visit Five Star each month. Joanne Hill reminded people of the Men's Club hot dog roast on Wednesday, July 4<sup>th</sup> beginning at noon. Tickets are \$6 for residents and \$7 for guests. Micki reminded us that there will be a DJ and dancing. Hal asked if our bus will be available. Joanne said no.

Director's Reports: Joanne Hill: Please return your proxy on the document amendments and pick up their new fobs.

Barbara Bucci: There is a new ticket office committee chairperson: Micki Gaughan. Barbara is still the board liaison. Sandy Spector is still on the committee. We are going to color-code the tickets. Micki Gaughan said we are going to pre-number the tickets to avoid selling duplicate seats.

Hal Spector said that a gentleman is coming in regarding the front door and an intercom system you could access on your phone and monitor it from the front office. This will make us more secure. Arline Marcus asked why people don't have fobs? Hal: this is more for visitors and vendors. Hal also suggested keeping copies of the newsletter at the front desk. Micki said that they are in the middle drawer.

Audrey Hermelin: Thanked Joan Jurgins for her work in the library

**GOOD AND WELFARE:** Danny Metrick mentioned the roofs that are covered in the blue tarp which is covering the ridge line and preventing air circulation. Barbara Bucci said she spoke with the roofers and areas have been cut out where there are no leaks and also that the tarps are not air tight.

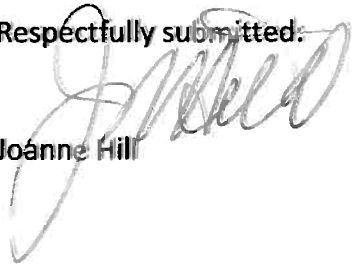
Joan Jurgins asked about adding additional board members. Joanne Hill said that the board would be discussing that issue in the near future.

Micki Gaughan mentions that we are getting many calls for ants inside and said because of all the rain, they were finding their way into our homes. She said is the situation is very bad to call maintenance.

Pat Cole said she used Ant Eaters – a mom and pop company – who put foam on walls. The ants were gone within 24 hours and there is a life-time guarantee. They also place crystals inside which need to be replaced every two months.

Motion made by Micki Gaughan to adjourn; seconded by Arline Marcus. Vote taken: all yes. Meeting adjourned at 10:30 AM.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read 'Joanne Hill', is written over the printed name.

Joanne Hill