

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
August 16, 2017

MEETING opened by Joanne Hill on August 16, 2017, at 10:10 AM with a salute to the flag.

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

Doug Fisher gave us a maintenance report:

- We had a sewer issue at the fourplex on 85th Ave which was a model. Cast iron pipes used were by the developer. A plumber was called who had to camera the line. There were roots in the pipe. The line was jetted and 99.9% of the roots were removed.
- Bocci Court was changed into a putting green. People have been out using it. Sam Normandia stated that he ordered flags for the holes which arrived yesterday. Doug and his team did a fabulous job. Doug mentioned that he had to rent a concrete boring machine.
- City Fire Marshall performed his yearly inspection last week and we had zero violations.
- We had to replace a water cooler at the main pool.
- There were uneven paving stones at the main pool which caused a trip hazard. Joe Granino had them fixed. We did not have to purchase new tiles. Doug and Joe inspected the area around the satellite pool and that was fine.
- Spas are now operating with the new salt filter. This is much better than chlorine. Electrical inspection must be completed by the City.
- Main pool is shut down because of the clubhouse roof maintenance. It will reopen tomorrow at 6:30 am.
- The drain box at the satellite pool was repaired. We are filling the pool and it should be filled by Friday. Again, City must inspect this before opening the pool. At the same time, Joe Granino grouted and cleaned the tiles.
- Satellite bathrooms floor tiles are being cleaned. Looks brand new. Sam Normandia said that maintenance has done a fabulous job in obtaining the right cleaners. Andre has been doing the job. Doug said that he is looking into doing the same with the other bathrooms.
- We completed the 40 year inspections of the fourplexes ahead of schedule!
- We are going to do the same inspections on the 192 duplex units. Mark and Edna prepared an inspection form. We anticipate that Mark will start the inspections next week. Once completed, he will submit the form to Edna so that she may input the information into our E-Maintenance program. This is a new preventative maintenance program.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. Barbara Buccì told us that EDJ should complete the installation of all the valves. Barbara will schedule a meeting next week with EDJ for a status report.

Motion/Discussion regarding ADA Bathroom project. Sam Normandia told us that it is almost complete. It looks great. Two items remain: the installation of the strike plate for the door and the grading of the doorway. These should be completed tomorrow. We anticipate final inspections on Monday and opening

on Friday. Once that bathroom is completed, we can open the tennis courts. As long as you lock the door from the inside, you cannot open it from the outside.

Motion/Discussion regarding new FOB system. Sam Normandia has spoken to Security 101 who has ordered the fobs. They anticipate a start date in early September. We had to order new fobs from Lockman.

Motion/Discussion regarding political signs. Joanne Hill said she updated the language and sent it to the attorneys for their review.

Motion/Discussion regarding the leak in the main drain of the satellite clubhouse pool. As previously stated, this is completed.

Motion/Discussion regarding regrouting of the satellite pool. This is been completed.

Motion/Discussion regarding colors for driveways and porches. Sam Normandia will pass around the color pallet to his committee, consisting of Audrey Hermelin, Kristi Woods and Vinny Sciabica.

New Business: Room Rentals: None

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	8-0841	1401 NW 86 Lane	8-1-17 to 8-31-18
Lease Renewals:	7-0126	8455 NW 10 St	7-1-17 to 6-30-18
	7-0333	8637 NW 10 St	

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

Modifications: None

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

Replace: 8543 NW 13 Ct	Tile Roof & Flat Deck	\$15,062.00
1410 NW 85 Ter	Tile Roof & Flat Deck	\$15,062.00
1081 NW 89 Ave	Tile Roof & Flat Deck	\$15,062.00
1274 NW 82 Ave	Tile Roof & Flat Deck	\$15,062.00

Announcement of Shows: Joanne Hill said our next show with the Mara Arriaga Family is on Saturday, September 16th and that reserved tickets will go on sale for Monday, August 31st show. \$5.00 for residents and \$12.00 for guests.

Directors Reports: Joanne Hill: I would like to address those individuals who are not happy that both pools are closed at the same time. As we know, the satellite pool is still closed awaiting the City of Plantation inspections for the ADA bathroom and to repair a leak in the drainage pan. Unfortunately, there is routine maintenance on the main clubhouse roof that has been postponed several times and which needed to be completed and could not be postponed any longer. If this maintenance was not performed now, we would lose our lifetime warranty on the roof which could very well cost us many thousands of dollars in the future.

It also happened that the motor on the spa pump died and has to be replaced and that is being done while the pool is closed.

There are times in this life and at Lauderdale West when we are all inconvenienced – some for frivolous reasons and some for legitimate reasons such as this.

I am sorry that residents were inconvenienced and are angry that both pools are closed at the same time. This was unavoidable. And, for the record, I am the idiot that closed both pools so you can take your anger out on me.

Having both pools closed at the same time is not a life-threatening situation by any means and we will all move on from this.

It is amazing to me the different attitude of individuals. One person I spoke with clearly understood the situation and, while not happy by not being able to enjoy the pool and the sun, understood that we have to run a business here and maintenance is a part of that. Another one clearly felt that it was an affront to them personally. Then there was the individual who seems to be angry about anything and everything that is done by the Board at Lauderdale West and will never be happy. This is not personal; this was business.

I am sure there is nothing I can say to satisfy some individuals. The first thing that Mayor Diane Bendekovic told me when I was elected as president of Lauderdale West was that you cannot please everyone no matter what you do. So, let's get over it and move on!

Micki Gaughan added that we are one of the few communities with two pools.

Barbara Buccini told us that when she was leaving the other day she spoke with two women who understood about the pool closing but were upset. She heard a rumor that we were putting a kitchen at the satellite clubhouse and that LW could make money with a commercial kitchen. This is absolutely untrue. Joanne Hill told us about people in the pool yesterday morning and that Micki Gaughan saw them and told them the pool is closed and they must vacate the area. Micki asked if they saw the sign on the gate and they said no!

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

Cash - Operating Fund = \$1,779,700
Cash – Reserves Plex = \$1,133,707
SFH = \$1,383,924
Total Reserves = \$2,517,631

He also stated that we must carry homeowner's insurance both for single family and plex homeowners especially in case of a fire or a hurricane. At last week's meeting, Pam Cassidy said that the newspaper was too negative. It is nothing but great. The State requires us to levy fines and we must publish them. Micki Gaughan added that the newspaper keeps us informed with the rules and regulations and the penalties (fines) if you disobey those rules and regulations.

Micki Gaughan stated that all clubs, organizations and sports clubs must update their paperwork for room usage and court time by September 30. If you do not, you may lose your room or court. The October/November issue deadline for ads is August 30th and for articles is August 31st.

Audrey Hermelin: We have wonderful toys made by the hobby shop displayed in the library and some are missing. Joe Asaro said he check and there may only be one missing. Marlene Newman suggested we check the library daily.

Kristi Woods stated that she has residents come into her office on a daily basis that want something to be done about the community. For every one person who is negative, we have five that are happy with the community. We only hear about the negative. This month bulk pickup was on the third Tuesday of the month and not the second Tuesday. Kristi suggested to Micki that she put a notice on the front page of the newsletter the date of bulk pickup – and not include the second or third Tuesday. Joanne Hill said she understands that if there are five Tuesdays in the month, bulk pickup will be on the third Tuesday. Hal Spector said that it is unfortunate that bulk is put out prior to Monday evening. We have residents who cannot put their bulk out and must rely on their children, etc. to put that out on the weekends. Joe Asaro mentioned that we used to place a dot on a resident's mailbox when they need assistance with putting trash and bulk out and are allowed to put it out early. Sam Normandia asked who decides who is able? Barbara Bucci stated that we are very fortunate that we have bulk pickup once a month.

Good & Welfare:

Danny Metrick thanked Barbara Bucci for assisting him with a GLIG situation.

Renee thanked the Board. There are so many negative comments in the Community and she doesn't understand why so many do not agree.

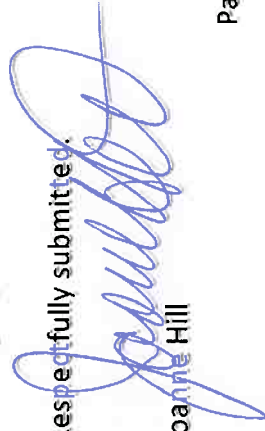
Diane Siegel asked about limiting number of rentals units in the Community. Joanne Hill responded that we cannot limit the number of rentals units but we are trying the change the documents through our amendment process that owners cannot rent until three years after they purchase. Joanne asked Rosemarie Demmons if we are still at 10% or 11% rentals and Rosemarie concurred. She also stated that the investors we have in the Community are very particular about their renters and we have no problem with their tenants. The problem is when someone inherits a unit or lives out of State, they don't seem to care about LW. It is Ermina Levy's job to contact owners who rent and it's a full-time job. Marlene Newman suggested that we begin to fine those owners who do not comply.

Renee wanted us to know that she appreciates everyone and the information in the newsletter. Joanne Hill thanked her for her kind words.

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

Meeting adjourned at 11:10 AM.

Respectfully submitted,



Joanne Hill