

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS BUDGET/FINANCIAL MEETING

August 25, 2017

MEETING opened by Joanne Hill on August 25, 2017, at 10:10 am, with a salute to the flag.

Present: Joanne Hill, Rosemarie Demmons, Hal Spector, Arline Marcus, Barbara Bucci, Micki Gaughan, Kristi Woods, Marlene Newman, Vinny Sciabica and Audrey Hermelin. Absent: Sam Normandia. Note that Mike Marcusky was not in attendance.

Joanne Hill began the meeting stating the we received the budget worksheet from Juda Eskew and we would begin using that. She noted that the updates we previously discussed were not on this form so she went through the list:

17015 Gas & Oil	Decrease to \$8,000
17021 Election Expense	Increase to \$5,000
17060 Sprinkler	Decrease to \$25,000
17094 Bait Stations	Increase to \$14,000
17105 Lake & Canal Maintenance	Decrease to \$2,500
17180 Road & Sidewalk Repairs	Increase to \$5,000
17195 Mailboxes	Delete Line
17540 Telephone	Increase to \$12,000
17580 Payroll Leasing	Increase to \$380,000

We moved onto the Plex's. We discussed 77090 Pest Control & 77091 Ant Control. Hal or Audrey will pull the bills for these and report exactly what they denote. Micki has put in a call to Dead Bug Edwards. Our contract is up in September and we would, of course, like to keep the amount for services the same.

Jeff Fleisch noted that a plex across the street from his was tented and afterwards several of the Dead Bug Employees went into the plex units to close windows, etc. Micki noted that only one employee was allowed in the homes but she would check that.

77130 Building Repairs	Same
77135 Roof Repairs	Same

Kristi asked, since Mark is going inside all duplex units, would he be able to check the ceilings to see if there are water stains. Barbara to confirm.

77190 Ext Lights Rear	Delete Line
77191 Assoc. Owned Unit Repairs	Keep Line – Zero

77505 Legal Increase to \$10,000
77555 Insurance Joanne stated that she and Rosemarie met with our insurance agents this morning and our insurance has increased by about 10%. They will have definite figures for our next meeting.

77565 Filing Fees Same
77610 Reserve Transfers Same
77615 Bad Debt Same
77650 Credit Report Same
77780 Contingency Same
____ Add Plex Parking Spaces \$5,000

Onto Single Family Homes Expenses:

87090 Exterminating Contract and 87094 Ant Control. Audrey to pull bills.
87130 Building Repair Increase to \$2,500

Note: Marlene and Arline left the meeting.

87131 Roof Cleaning (eliminate "pressure") Joanne stated that we have a meeting on Tuesday with Jerry of Broward Boys Painters at which time we will have more information on this issue. We need to find out what chemicals used. Barbara said that SCI has a cleaner for the new roofs and they will clean the first roof that was done three years ago.

Barbara also mentioned that we have an outdoor flea infestation. We received an estimate from GLIG to spray the entire Community for \$10,200. They will not spot treat. Kristi asked if the spraying will kill the eggs. Barbara will obtain another estimate.

87135 Roof Repair Increase to \$100,000
87170 Parking Space Maintenance Delete Line

Add "Parking Space Maintenance" line to Plex budget - \$5,000

87191 Assoc. Owned Unit Repairs Keep Line – Zero
87505 Legal Same
87610 Reserve Transfers Same
87615 Bad Debt Decrease to \$2,500
87650 Credit Report Same
87780 Contingency Same

Louis Agnone said that two owls have disappeared near his home. Kristi mentioned that if we have heavy rains, they move out. Micki told us that she had an ornithologist on the property and he concurred about the rain and also said that they don't come out of their dens in the heat; they only come out at dawn and dusk. She also said that we should remove the black boxes around the owl dens. They need 360 degree visibility. We should put posts with ropes around the dens. Louis also said that the canals are full of debris and he has been cleaning the one behind his home.

A discussion ensued regarding the costs spent for credit reports and background checks and the income we receive. Rosemarie told us that we charge \$150.00 to the seller to prepare an estoppel letter at sale. We collect a \$100 application fee from the purchaser for two owners/occupants. If there is an additional occupant, she charges an additional \$25.00. Joanne asked for a consensus to increase the \$25.00 to \$50.00 and all concurred.

Hal said he is working with Carla at Juda Eskew to fix the many errors on the budget worksheet. Hal wants to see the proposed budget and we will have that at our next meeting.

Joanne showed everyone the certificate Jeff Fleisch received from Dr. Greenberg, the director of the Bill Kling VA Outpatient Clinic, for his valent efforts in the fund raising and Sock Hop. All directors agreed. Jeff would like to have another gathering next year. He would also like to involve the ROTC and Honor Guard from Plantation High School and obtain their assistance with fund raising. We all agreed and Joanne suggested he check with Micki for dates next year.

Motion made by Kristi Woods to adjourn; seconded by Micki Gaughan. Vote taken: all yes.
Meeting adjourned at approximately 11:20 AM

Respectfully submitted:


Joanne Hill