

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
August 30, 2017
Approved: 9-27-17

MEETING opened by Joanne Hill on August 30, 2017, at 10:10 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the August 7 and August 16, 2017 Board Meetings and the August 18 and August 25, 2017 Budget Meetings and approve said Minutes. Seconded by Kristi Woods. Vote taken; Seven – yes; two opposed (Hal Spector and Arline Marcus). Motion approved.

Doug Fisher gave us a maintenance report as follows:

- He and Kristi are working on a problem with AT&T. Only one line is working at the maintenance office and no internet.
- He is working with the City for residents with large water bills. City automatically tells residents that they have a leak. Sometimes not always the problem. Doug has gotten six bills for residents reduced. If you have a large bill, turn off all water and check the meter. If it is not running, you do not have a leak. Call maintenance office if you believe you have a problem.
- We will have to close the main pool to repair intentionally broken tiles. The water level is low because of this situation. Joanne suggested we wait until the satellite pool is open before closing the main pool again.
- The satellite pool and heaters are fixed. Barbara mentioned that a resident complained that the main pool was too hot.
- Gary Cox company, who is doing the irrigation work, will be leaving equipment in the main parking lot or on property where equipment is being used. It will be out of the way and will not interfere with residents' parking.
- Now that we have the new umbrellas installed, we scrapped the old aluminum ones and received \$235.50.

Sam Normandia told us that we received two bids to refurbish the other restrooms at the satellite clubhouse: one for \$130,000 and the other for \$128,000. Doug's workmen, Andre in particular, has cleaned and sealed the floors and they look like new. Joanne, Danny and I walked through the rooms and the floor tiles are fine. The wall tiles will need to be cleaned but otherwise they are in great shape. We will replace the toilets with the high boys, install new stall dividers, new sinks, fixtures and hand rails. Our maintenance department will be performing this work so we will be saving a lot of money.

Doug said he would like to meet with Joanne, Sam and Barbara on Tuesday to discuss some ideas.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. Joanne said we were moving right along and Barbara Bucci told us that EDJ (Gary Cox Irrigation) has started the boring for the underground wires. They have encountered rock under the roadways which is hindering the borings.

Motion/Discussion regarding ADA Bathroom project. Sam Normandia told us that the only remaining item to complete the ADA bathroom at the satellite is the ramp into the bathroom which should be finished this week and final inspections next week.

Motion/Discussion regarding new FOB system. Sam Normandia has spoken to Security 101 and they anticipate receiving the fobs and starting in early September.

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

New Business: Room Rentals: None. Micki did state that all clubs and activities must notify her by September 30, 2017 of their room or court usage and contact information. If she does not hear from you, you will lose your allotted time.

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	7-0265	1007 NW 88 Ave	
	8-0770	1620 NW 85 Ave	
	8-1143	8951 NW 13 St	
New Rentals:	7-0189	8437 NW 12 St	9-1-17 to 8-31-18
Lease Renewals:	7-0490	8546 NW 12 St	8-1-17 to 7-31-18

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

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

8-1135	8911 NW 12 St	Re-do existing concrete driveway
8-0690	8209 NW 17 St	Re-do existing concrete driveway
8-1179	1106 NW 88 Way	Erect sunroom in rear. No sprinklers

Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

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

Repairs:	8508 NW 14 St	\$ 1,805.00	
	1410 Campanelli Dr	\$ 1,200.00	
	1441 NW 85 Ter	\$ 2,500.00	
	8549 Campanelli Blvd	\$ 850.00	
	1087 NW 88 Way	\$ 1,975.00	
	8571 NW 17 St	\$ 1,425.00	
	8851 NW 14 ST	\$ 1,575.00	
	1041-1043 NW 87 Ave	\$ 650.00	
Replace:	1266 NW 82 Ave	Tile Roof & Flat Deck	\$15,062.00

Announcement of Shows: Joanne Hill said that the Moro Arriaga Family will be performing for us on Saturday, September 16th at 8:00 PM. Reserved tickets will go on sale Thursday, August 31st - \$5.00 for residents and \$12.00 for guests.

Directors Reports: Hal Spector thanked Sam Normandia for updating the ADA bathroom in the main clubhouse with hot water and a shelf.

Joanne Hill advised that she obtained a consensus of the Directors to eliminate the board meetings on the third Monday of every month. As we have a meeting on the second Wednesday, there is no need to have another meeting five days later. All Directors agreed.

Arline Marcus told us about the resurgence of the "grandson in jail" scam. Just hang up.

Micki Gaughan mentioned that the deadline for ads for the October/November issue of the LW News is Wednesday, August 30th and for articles is Thursday, August 31st.

Good & Welfare:

Avery Eaton asked about widening her driveway. Sam Normandia said that we must wait for the outcome of the document amendments. She also asked if we were re-sodding the grounds and was told that we are not doing that at this time. She also inquired what she should do if she has a leak and was told to call maintenance.

Laura Tromberg thanked Micki for coming to her home. She had army worms inside her house and on the royal Poinciana tree near her home. Her awnings and patio stones are orange from the worms. Barbara will take care of this.

Patricia Cole has a half-dead and toppled over tree in her backyard. Barbara will deal with this.

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

Meeting adjourned at 10:45 AM.

Respectfully submitted:



Joanne Hill