

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
August 7, 2017

MEETING opened by Joanne Hill on August 7, 2017, at 7:30 PM with a salute to the flag.

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

Motion made by Kristi Woods to waive the reading of the Minutes of the July 26, 2017 Board Meeting and the July 28, 2017 Budget Meeting and approve said Minutes. Seconded by Audrey Hermelin. Vote taken; Seven – yes; two opposed (Hal Spector and Arline Marcus). Motion approved.

Unfinished Business: Motion /Discussion regarding Irrigation Upgrade. Barbara Bucci told us that EDJ has completed all the valves in Phase I and have begun the borings. They have called “Call Locates” to flag utilities and that process is being done. Problem is that AT&T & Comcast leave old wires in the ground when they run a new wire.

Motion /Discussion regarding ADA Bathroom project. Sam Normandia told us that it is almost complete and we are waiting for ADA automatic door. Project should be completed within two weeks.

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. Joanne Hill stated that our current system is obsolete and the manufacturer will not assist us with problems we are having with the system. We are not turning fobs off at the pool. There is a problem with the entire system.

Motion /Discussion regarding political signs. Joanne Hill said she updated the language and gave the board members a copy Friday and sent it to the attorneys for their review.

Motion /Discussion regarding the leak in the main drain of the satellite clubhouse pool. Barbara Bucci told us that work will begin tomorrow. We cannot open the satellite pool area until that is completed and until we receive the final permit from the City.

Motion /Discussion regarding refurbishment of satellite clubhouse meeting room. Joanne Hill said we are putting this off until next year.

Motion /Discussion regarding refurbishment of satellite clubhouse bathrooms. Joanne Hill stated that our maintenance department will do the necessary work. She stated that we are not moving any walls or making any structural changes; we are only replacing tile, replacing toilets, etc. Sam Normandia told us that he received two estimates for the necessary work and they were both around \$120,000.00. Those estimates included removing and replacing the tile floor. However, Andre stripped and cleaned the floor in the men’s room and it looks like new so we do not have to replace the flooring. Marlene and Bob Newman mentioned receiving a credit from the City for replacing toilets and we will research that.

Motion /Discussion regarding owners to carry homeowners insurance. Joanne Hill stated we will discuss this with attorneys. However, she told us that single family homeowners must carry insurance with

hurricane coverage. She explained that while Lauderdale West maintains and replaces your roof for ordinary wear and tear, if your roof is damaged because of a hurricane or other act of God, you and your insurance company are responsible for the cost of repairing or replacing the roof. Single family homeowners must carry HO3 insurance and plex owners must carry HO6 insurance. Joanne also told us that the Association carries the property insurance on the plexes which, of course, is paid for through your maintenance.

Motion/Discussion regarding colors for driveways and porches. Sam Normandia stated the he is meeting with Jerry Polis, our painter, this week. Sam asked for volunteers to assist and Audrey Hermelin, Kristi Woods and Vinny Sciabica will assist. He asked for volunteers from the audience and no one volunteered.

New Business: Room Rentals: None

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	7-0439	8623 NW 10 Pl	Year Lease
New Rentals:	7-0267	1011 NW 88 Ave	5-28-17 to 5-27-18
Lease Renewals:	7-0100	1077 NW 83 Ave	7-12-17 to 7-11-18
	7-0329	8647 NW 10 St	7-17-17 to 7-16-18
	7-0498	8566 NW 12 St	7-1-17 to 6-30-18
	8-0977	8590 NW 17 St	

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 modification:

8-1350 1010 NW 89 Way Small Screened in patio in back; owners is aware that the sprinklers must be moved. Everything in order. Owner must provide copy of final permit. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

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

Repairs: 8950 NW 12 Place	\$ 950.00
Replace: 1621 NW 86 Terrace	\$15,062.00
1041 NW 90 Ave	\$12,700.00
1710 NW 88 Way	\$15,062.00
1720 NW 90 Drive	\$15,062.00

Announcement of Shows: Joanne Hill said that tickets are now on sale for Saturday, August 12th show. \$5.00 for residents and \$12.00 for guests.

Directors Reports: Arline Marcus told us about the IRS scam. Just hang up. Vinnie Sciabica said do not give out your social security number over the phone. Hal Spector mentioned about the "grandmother" scam. Bob Newman received a call about Publisher's Clearing House and to send \$450.00.

Audrey Hermelin said that several security cameras are not working. The system is a minimum of five years old and obsolete. Sam Normandia said he has received an estimate of \$47,000 for a new system. Right now we need three new cameras for \$400 each installed. We should start a reserve for replacement of the system.

Barbara Bucci told about tiles being vandalized at the main pool. Sam Normandia said that the cameras on the 2nd floor above the pool will not zoom in and we can't magnify enough. Joanne Hill said the pool will have to be closed in order to replace the tiles. Rosemarie suggested we lower the cameras. Discussions ensued with Sandra Spector, Barbara Bucci, Sam Normandia, Larry Chabus, Gina Saggio, Vinny Sciabica, June Asaro, Steve Taylor, Pam Cassidy, Marlene Newman as follows: could the brush used to clean the tiles have scratched and broken the files; the brush never hits the tiles only the coping, tiles were replaced some 5 years ago; how do we know it was vandalism; people putting a chair to keep the door open; people are hiding in the pool area when Steve Taylor locks the bathrooms and they stay in the pool area after closing time of 8 pm.

Marlene Newman told us about a young man she saw entering the pool area then a car pulled up and three other young men joined him. They had liquor; police were called.

We got into a further discussion regarding when police should be called; do not get aggressive with residents just call police; do not let anyone you do not know into the pool area; fobs not working on pool gate and having to go through the clubhouse; we have no trespassing sign throughout the community and call the Plantation non-emergency police number for these types of violations.

Larry Chabus told us about a three year old at the pool who was not being supervised. Discussion ensued with Chuck Vasilakos, Vinny Sciabica and others regarding calling of police; we are not the militia; put in newspaper regarding outsiders in the pool area. Gina Saggio told about electric light loose inside pool.

Vinny Sciabica said that we are not security and residents are not security. Do not approach people; call police.

Inga Larson said that her niece was visiting and was accosted by a resident while trying to come into the clubhouse. We will check the cameras.

Pam Cassidy believes the newspaper is too negative.

Betty Underwood goes to pool after work. When Steve Taylor locks up at night there are people who are very disrespectful to him and won't leave the pool. She also asked about new fob process. Rosemarie Demmons said that we do not as yet have a system in place but we will be open on a Saturday to accommodate individuals who work. Betty said she did not get a newsletter and others said so as well. She also asked about the newsletter being on our website. Jay Stahl, our webmaster, said that the newsletter is too large and he is working on it.

Good & Welfare:

Larry Chabus discussed the notice in the newspaper regarding people swimming laps in the pool. Larry suggested we set up ropes in the deep end for that purpose. He also suggested hiring a security officer or have volunteers police the pool area in the evening. Discussion ensued among Vinny Sciabica and Pam Cassidy regarding residents policing the community.

Lorraine Byer discussed street flooding at last rainstorm. She was told by the City Engineers that the lakes and canals are filled with silt which raised the level of the water. The City told her that LW is responsible for canal dredging.

Gina Saggio mentioned a young couple at the pool.

Louie Angione said that he has cleaned the canal north of 17th street.


Inga Larson spoke again about the woman who pushed her niece. Sam Normandia will review the cameras.

Larry Chabus spoke regarding residents' family and friends who are using the pool. Residents should call the office and report that they have guests using the facilities.

Motion made by Kristi Woods to adjourn; seconded by Rosemarie Demmons. Vote taken: all yes.

Meeting adjourned at 9:05 PM.

Respectfully submitted:


Janne Hill