

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF ANNUAL MEETING
March 25, 2018
ADOPTED – APRIL 10, 2019

MEETING opened by Joanne Hill on March 25, 2019, at 10:00 AM with a salute to the flag.

Motion was made by Rosemarie Demmons to appoint Joanne Hill as Chairman of the Meeting. Seconded by Micki Gaughan. Vote taken; all in favor. Motion approved.

Micki Gaughan took attendance. Present: Joanne Hill, Rosemarie Demmons, Micki Gaughan, Hal Spector, Barbara Bucci, Pauline Gosselin, Audrey Hermelin, Jennie Lipari, Johnny McLean, Marlene Newman and Kristi Woods. We have a quorum of Board Members.

Joanne Hill read the President's Annual Report dated March 25, 2019 – copy attached.

Joanne Hill stated that she has affidavits for proof of mailing the election documents.

Joanne Hill said there were no prior Minutes to approve.

Joanne Hill said we needed a count of owners present at this meeting by a show of hands and asked Linda Owen and Donna Brodsky to count those present. Joanne stated that only one owner per household should raise their hands and if you own multiple units, let Linda and Donna know that. The count was 70. Joanne said that since we do not have a majority of the owners present at this meeting, we must adjourn.

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

Joanne Hill called the meeting to order at 7:30 pm with a salute to the flag.

Micki Gaughan took attendance. Present: Joanne Hill, Rosemarie Demmons, Micki Gaughan, Hal Spector, Barbara Bucci, Pauline Gosselin, Audrey Hermelin, Jennie Lipari, Johnny McLean, Marlene Newman and Kristi Woods. We have a quorum of Board Members.

Joanne Hill read the President's Annual Report dated March 25, 2019.

Joanne Hill asked for a count of owners present at this meeting by a show of hands and asked Linda Owen and Donna Brodsky to count those present. Joanne stated that only one owner per household should raise their hands and if you own multiple units, to please stand. The count was 78. Joanne stated as we do not have a majority of the owners present at this meeting, we must adjourn.

Barbara Bucci made a motion to adjourn; seconded by Micki Gaughan. Vote taken: all yes.

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Joanne Hill

PRESIDENT'S ANNUAL REPORT – MARCH 25, 2019

Another year has passed here at Lauderdale West. We have lost many wonderful residents and have gained numerous new owners and friends.

Last year we replaced 83 plex roofs due to Hurricane Irma. In addition, we replaced 6 plex roofs and 54 single family tile combination roof and flat decks. We repaired 36 roofs.

EDJ Services and Gary Cox Irrigation have completed the irrigation upgrade for Phases 1 and 2 and 3. Barbara Bucci and I went on a wet check in February for Phase 3 and the sprinklers are working beautifully. They are on a timer and work automatically on an overnight schedule. They are currently working on Phase 4 in the single family homes.

EDJ Services have planted 48 field grown trees in January of this year as mandated by the City of Plantation.

Dead Bug Edwards has been performing all our exterminating needs for several years now. Last year we tented 49 houses and 11 plexes for termites. Dead Bug Edwards sprays around our homes once a month for pests; tents for termites; removes critters from our homes and places rodent bait boxes throughout the Community. Please do not touch these bait boxes or move them. They contain poison and are placed in critical spots throughout the Community.

Our landscaper, GLIG, continues the upkeep of our lawns, trees and bushes as well as spray fertilizer and weed killer throughout Lauderdale West. Please be aware: GLIG does not use Round-up in our Community!

This past year we pressure washed and painted 82 single family homes, 10 duplexes and 9 fourplexes. We cleaned over 120 single family home roofs. As you all know, George Hill has been doing an excellent job in organizing and overseeing the painting and cleaning of our homes. Thank you, George. Broward Boys Painters continue to do a fabulous job here in Lauderdale West. We continue on our 10 year painting schedule. We anticipate painting 82 single family homes; 10 duplexes and 9 fourplexes this year as well as cleaning over 210 tile roofs.

Our Maintenance Supervisor, Doug Fisher, and Administrative Assistant, Edna Roman, along with Pete, Junior, Mark, Rusty, Danny and John, are invaluable. Our maintenance workers performed 3,587 service calls for electrical, plumbing, roofing, sprinkler, leaks, termite and pest issues, sign replacement, air conditioning and handyman issues as well as

- Repaired many sewer and water lines that have broken
- Pressure washed plex sidewalks
- Repaired fascia boards and soffits on numerous homes and plexes
- Repaired countless sidewalks
- Trimmed trees, bushes and ground tree roots

Replaced decorative shutters on homes and plexes
Painted directional lines, car stops and curbing at both clubhouses
Installed voltage/phase monitors on all A/C units at the clubhouses
Are performing 40-year inspections on our duplexes
They are also upgrading the bathrooms at the satellite clubhouse. This is a project they are doing along with all their other duties.

I want to thank each and every one of them for their hard work throughout the year. I know that they also went above and beyond to assist our residents.

In 2018 we purchased a new Kubota for our Maintenance Dept and a portable 100-gallon water tank and trailer. The 48 trees we planted must be watered every day for three weeks then every other day for another two weeks. We also replaced all our security cameras and installed several more with digital cameras. New telephones have been installed in the clubhouses and maintenance office. We purchased a new recumbent bike and an elliptical trainer for the fitness room.

We are under contract to resurface the main clubhouse parking lot and repair the satellite parking lot. We have also contracted to repair the deck at the main clubhouse lake. Micki Gaughan and her committee are currently finishing the new telephone directory.

Your Board attempted to obtain the consent of sixty-six and two thirds of the Owners here at Lauderdale West to make some vital changes to our governing documents. Those amendments, sadly, did not pass although we were very close. We will be trying again in the near future I am sure.

Our financial situation:

Based on the audited December 31, 2018 financial report, the Association ended the year with \$1,429,428 in operating cash; \$546,412 in plex insurance cash; \$271,076 in plex reserves and \$1,029,919 in single family home reserves. For the Association as a whole, operating revenues were \$4,530,283 against expense of \$4,591,700 leaving a loss of \$61,417 for the year. The single-family homes had excess funds of \$43,722 and the plexes had a deficit of \$105,139. This was due, of course, to the roof replacements from Hurricane Irma. Our annual budget is \$4.975 million dollars.

Now onto the thank you's:

The editors and staff of The Lauderdale West News. The purpose of the newsletter is to disseminate pertinent information to our residents and that's exactly what it does. It's not all fun and games here at Lauderdale West. There are many critical issues that must be addressed but the newsletter does certainly entertain us as well.

The crew up in the audio/visual room. I want to thank Jay Stahl, our former webmaster for our website – LauderdaleWest.org - who recently retired from that position. A very special thanks to Jeff Bender, our resident computer tech guru! He has been invaluable in bringing our website, audio/visual department and anything computerized into the 21st century.

The ladies and gentlemen in the hobby shop; the entertainment committee; the ticket office; the administration office; Marlene Newman and the party time committee; Barbara Bucci for booking the entertainment for party time; Rosemarie Demmons and the ladies and gentleman in the applications and approvals office; the library staff and those who donate books, puzzles and movies; and the front desk monitors. Sam, Cindy and Henry for all their hard work in keeping the clubhouse spotless, helping set up for all our functions and for their knowledge and expertise in helping Lauderdale West run smoothly. We could not do this without you or our volunteers.

Most importantly, of course, your board of directors. Without our Board this Community would not be the premier community that it is. They work tirelessly for you each and every day – most times 24 – 7. I thank them from the bottom of my heart and am proud to call them friends.

As you may be aware, I will no longer be President for the coming year. I will, however, remain as a director for another year. I want to say that my tenure has been a learning experience to say the least. Lauderdale West is filled with caring, giving, loving people who go out of their way to be kind to everyone they meet. However, it never ceases to amaze me that there are still those out there who are negative and arrogant and believe they are entitled to everything. I guess that makes the world go 'round! It's a shame. Maybe those people could look into themselves and make a change which would make Lauderdale West all that much better!

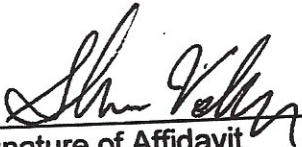
I wish you all good health and happiness in the coming year and beyond.

Thank you,
Joanne Mazur Hill

AFFIDAVIT

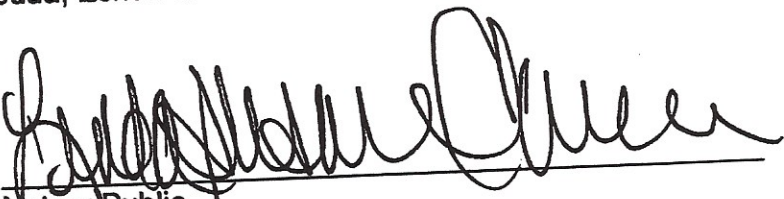
This hereby acknowledges that the undersigned, Sharon Volpe of Juda, Eskew and Associates P.A., does hereby swear and affirm that Lauderdale West Community Association No.1, Inc. Second Notice of Annual Meeting & Board of Directors Meeting letters were mailed March 14th 2019.

Signed to this 15th day of March 2019.



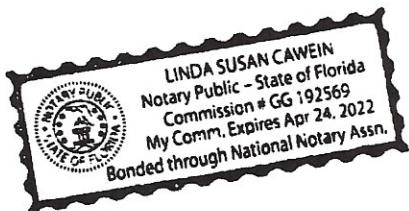
Signature of Affidavit

Sharon Volpe
Juda, Eskew & Associates, P.A



Notary Public

My Commission Expires: 4-24-22



**SECOND NOTICE OF ANNUAL MEETING
AND
NOTICE OF THE BOARD OF DIRECTORS MEETING
OF
LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.**

TO ALL MEMBERS:

On Monday, March 25, 2019 at 10:00 am at the Lauderdale West Community Association No. 1, Inc. (the "Association") Clubhouse facility located at 1141 NW 85th Avenue, Plantation, Florida 33322, the Annual Meeting of the Association will be held for the purposes of conducting the lawful business of the Association. An identification of agenda items is as follows:

- | | |
|----------------------------------|---------------------|
| 1. Certifying Quorum Call | 5. Old Business |
| 2. Proof of Notice of Meeting | 6. New Business |
| 3. Reading of unapproved Minutes | 7. Good and Welfare |
| 4. Announcement of New Board | 8. Adjournment |
| 5. President's Message | |

A majority of the votes of the entire membership of the Association's Members (a "quorum") must be present at the meeting (more than 50%) in order for the business to be conducted. It is VERY IMPORTANT that you attend in order to conduct business at this Annual Meeting. The meeting will be recessed in the morning and reconvened at 7:30 p.m.

Pursuant to Florida Law, an election of the directors of the Association is not required, since the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled. Specifically, the Board of Directors had five (5) open seats, and only five (5) notices of candidacies were received in response to the First Notice of Annual Meeting. Accordingly, the names of the New Board members shall be announced at the Annual Meeting as an election is not required.

Lastly, please be advised that the Annual Meeting of the Members will be recessed in the morning and reconvened at 7:30 pm to conduct an Organizational Meeting of the new Board of Directors.

DATED: March 5, 2019

BY ORDER OF THE BOARD OF DIRECTORS

By: *Micki Gaughan*
MICKI GAUGHAN, Secretary



Juda·Eskew
 & ASSOCIATES, P.A.
 Certified Public Accountants Since 1984

8211 West Broward Blvd. Suite #PH1
 Plantation, FL 33324
 Tel: 954.577.9700
 Toll Free: 800.688.0771
 Fax: 954.475.1897

AFFIDAVIT

This hereby acknowledges that the undersigned, Sharon Volpe of Juda, Eskew and Associates P.A., does hereby swear and affirm that Lauderdale West Community Association No.1, Inc. First Notice of Annual Meeting letters were mailed January 16th 2019.

Signed to this 17th day of January 2019.

Sharon Volpe

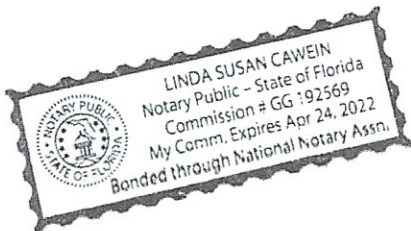
 Signature of Affidavit

Sharon Volpe
 Juda, Eskew & Associates, P.A

[Handwritten Signature]

 Notary Public

My Commission Expires: 4-24-22



LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

1141 NW 85th Avenue

(954) 473-8219

Plantation, FL 33322

FAX (954) 474-5433

FIRST NOTICE OF 2019 ANNUAL MEETING

To All Members:

On March 25, 2019, at 10:00 A.M. in the auditorium of the Lauderdale West Club House, the Annual Meeting of the Association will be held for the purpose of electing directors, and such other business as may lawfully be conducted. Subsequent to this "First Notice", you will receive a "SECOND NOTICE OF THE ANNUAL MEETING" which Notice will specify the agenda and advice of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and election, and to inform you of the process for qualifying for the Board. We will be electing five (5) Directors this year.

QUALIFYING FOR THE BOARD

On or before noon on February 8, 2019, you must give written notice of your intent to run for the Board, either in person or by mail, to the Association Secretary, addressed to the Association's mailing address: 1141 NW 85th Avenue, Plantation, FL 33322-4624.

Florida Law requires candidates for the Board of Directors to sign a Condominium Association Candidate Certification Form on or before noon on February 15, 2019, stating they have read and understand to the best of their ability our governing documents. This Form is available in the Secretary's Office at the above address.

You may submit an Information Sheet, no larger than 8 ½ inches by 11 inches (one page) containing your qualifications. This Information Sheet must be submitted to the Association Secretary on or before noon on February 15, 2019, at the above address.

The Information Sheet and ballots will be mailed to voting members at least fourteen (14) days prior to the date of the Annual Meeting.

Dated: January 14, 2019

BY ORDER OF THE BOARD OF DIRECTORS



JOANNE MAZUR HILL

President