

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JANUARY 16, 2019
ADOPTED – JANUARY 30, 2019

MEETING opened by Joanne Hill on January 16, 2019, at 10:10 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meeting of January 7, 2019. Seconded by Kristi Woods. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Vote taken, all yes. Motion approved. Motion made by Kristi Woods to approve the Minutes of the Board Meeting of January 7, 2019. Seconded by Marlene Newman. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Joanne Hill reported that she and Barbara Bucci we going on a wet check tomorrow for phase 3.

Status of telephone directory: Micki Gaughan told us she received the latest proof and will review it.

Status of Clubhouse window repair/caulking project: Johnny McLean received two estimates and is expecting another one tomorrow. The estimates he received thus far are in the \$13,000 to \$14,000 range. Marlene Newman asked if the work could be done prior to the rainy season.

Status of parking lot re-sealing: Johnny McLean said that the contract has been signed. We asked Atlantic Paving to give us an estimate for the sidewalks in the park area on 10th Court. Joanne Hill said that the walkways were disintegrating. Barbara Bucci also mentioned that GLIG is going to take a look at the tree roots and she will give Johnny an address in the plexes where a parking spot needs repair or replacement.

Status of LW deck repair at main clubhouse: Kristi Woods said the contract has been sent to our attorneys for review. This should be quick as we have used Bayshore previously. They will go to the City for a permit to repair the dock and see what the City tells us about the pilings.

Status of Satellite Restrooms: Barbara Bucci told us we are almost finished with the men's room then they will proceed to the ladies room. The door to the outside had to be repaired. Micki Gaughan mentioned that the locks on the pool gates were not working and Barbara said the Doug fixed them yesterday.

New Business: 1. Kristi Woods made a motion to assess the following fines to Unit 8-0645, Ronald Mercer, address: 8221 NW 14th Street for (a) failure to correct and comply with the inspection report on the property and (b) failure to complete requirements for leasing. Jennie Lipari asked if the owner was here and he was not. Jennie said he has 14 days to request a meeting with the Compliance Committee on the fine. Hal Spector asked what the amount of the fine was and Jennie told him we are assessing \$100 for each violation and because this is now three months old, the fines have increased to a total of \$600.00. The first violations letter was sent out November 22nd; the second letter on December 19th and the third will go out. The Compliance Committee can lower, accept or deny the fine.

2. Meeting Rooms: Micki Gaughan made a motion to approve the rental of room 113 on Saturday, January 26, 2019 from 4 PM to 9 PM for a surprise party. All paperwork is in order and checks received.

Seconded by Kristi Woods. Marlene Newman asked if there was another function that evening and there is not. We were reminded that the Board voted some time ago that two functions may occur on the same evening. Vote taken; all in favor. Motion approved.

3. Sales and Rentals: Rosemarie Demmons made a motion to accept the following:

Sales:	8-0791	8553 Campanelli Blvd N	
Lease Renewals:	7-0050	1077 NW 84 Ave	12-31-18 to 8-30-19
	7-0170	1084 NW 83 Ave	1-1-19 to 12-31-19
	7-0431	8643 NW 10 Ct	1-1-19 to 12-31-19

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

4. Modifications: None

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

Single Family Homes

1711 NW 88 Way	Tile Roof & Flat Deck	\$18,225.00
1105 NW 90 Ave	Tile Roof & Flat Deck	\$18,225.00

Announcement of Shows: Joanne Hill said that our next show is on Saturday, March 9th at 8 pm with Illusions and Beyond. Ticket Prices: \$10 for residents/\$17 for guests. Kristi Woods mentioned what a wonderful show last Saturday was. Was wondering if the poor attendance had to do with an incorrect date in the newsletter. She didn't believe it was because the offices were closed between Christmas and New Years. Barbara Bucci concurred that it was an excellent show. She also mentioned that the photo in the lobby and on 8001 just showed Solomon Jaye and did not include the six piece band. We spoke about advertising again and we would look into that. Jennie Lipari mentioned that Sunrise Lakes IV advertises in the Sun Sentinel. Micki Gaughan told us that only two tickets were sold to guests; all were residents. 101 Tickets were sold. Joanne Hill mentioned that one of the football playoff games was also on Saturday night. Audrey Hermelin inquired if we could get in touch with the local TV stations. Rosemarie Demmons mentioned that Barbara Blake goes to 5 Star to sell tickets. Micki said we had previously advertised in the Sharp Saver for \$99.

We then got into a discussion regarding having a Super Bowl party but it was determined that we would have to pay for showing that.

Harriet Langdon said that there was an issue with the sound on 8001 in relation to the shows. Louie Agnone said that has been fixed. Harriet also mentioned that she and her committee see 100 shows a year. Joanne Hill thanked Harriet and the Committee for the fabulous job that they do.

Our next party time will be our Valentine's Day Party on Saturday, February 9th from 7:30 pm to 11:30 pm and we will have a live band. Tickets go on sale Monday, January 14th. Price is \$5 residents and \$7 guests. Joanne Hill told us that the LW Social Club will have their brunch on Sunday, January 27th at 11 AM. Members: free; guests \$8.00. Lox and Chicken Salad will be served.

Director's Reports: Micki Gaughan told us that the sixth annual LW arts and crafts viewing will be held on Sunday, February 17th in room 113 from 2 to 4 pm. Admission is free. We will have a nice variety of works being shown by our residents. Kristi Woods asked if the artists were selling their crafts. Micki believed they

are available for purchase. Bob Newman asked Micki to prepare a slide for 8001. Micki said she would do that as well as prepare a poster for the lobby.

Jennie Lipari said that the Rules and Regulations are now at the attorneys office for review then they will go out. Hal Spector asked to see them before they went out. Jennie said that we would get a copy after the attorney reviews them.

Marlene Newman said we are having our next Meet and Greet for new residents on Sunday, March 17th at 1:00 pm. She said there are some 86 new residents she will be contacting.

Good and Welfare: Harriet Langdon asked the status of the Payne situation. Joanne Hill told her we were going through the State. Jennie Lipari said that the first violation letter went out.

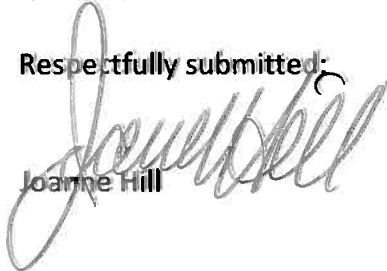
Keven Kane received a new application from our Applications and Approvals Office and notes we are now asking for the last two years tax returns from prospective owners and inquired why. Rosemarie Demmons said we wanted to tighten our approval process and be in line with other communities. We obtain a credit score and background check but we wanted more information. Keven asked if there was an income limit and there is none. He asked about the enforceability of the no animals provision as the application stated domesticated or other. Rosemarie said she would discuss this with him after the meeting but did say that we have no control over comfort dogs as that is a State law but we do require a letter from a doctor, copy of license and shot record. Jennie Lipari reiterated that we are a no pet community.

Jennie Lipari mentioned that large number of iguanas at the satellite pool. Barbara Bucci sent someone to check on that.

Bob Newman asked if there is a requirement in the application to produce a homeowners insurance policy. Rosemarie Demmons said we would check with the attorney. Jennie Lipari said that we were allowed to ask for anything a bank would require. Rosemarie mentioned that the State at one time did require owners to carry insurance but then the next year rescinded that law.

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