

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
JANUARY 7, 2019  
ADOPTED – JANUARY 16, 2019

MEETING opened by Joanne Hill on January 7, 2019, at 7:30 PM 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 Annual Budget Meeting of December 10, 2018 and the Board Meeting of December 12, 2018. Seconded by Johnny McLean. Joanne Hill asked if there were any comments, corrections or discussion. There were none. Vote taken, all yes. Motion approved. Motion made by Micki Gaughan to approve the Minutes of the Annual Budget Meeting of December 10, 2018 and the Board Meeting of December 12, 2018. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Barbara Bucci reported that work in phase 3 is completed and that she and Joanne Hill will go on a wet check shortly. We check front and back of homes. Louie Angione said he found a sprinkler head on his lawn. Joanne asked that he speak with Barbara after the meeting about that.

Status of telephone directory: Micki Gaughan told us that it is at the printer. She is on a deadline for the newsletter. Jeff Bender asked if the directory was on the website. Micki said not as yet until it is finalized.

Status of Clubhouse window repair/caulking project: Johnny McLean received two estimates. One for \$13,000 and the other for \$14,000. He is still trying to find one or two more companies to give us estimates. Rosemarie Demmons asked if this is for cleaning and caulking. Johnny said it was for re-caulking, repairing and re-sealing and not for cleaning. It is to make them waterproof. Barbara Bucci asked what kind of repairs are needed. Johnny stated the windows needed silicon both inside and out and in some areas close to the ground need to be repaired. Marlene Newman asked if he showed the companies the mold and Johnny showed them what was in the ticket office. Barbara Bucci said she went in the ticket office and there is no mold; it is the carpet and Sam Fisher will remove it and replace it with a tile floor. Marlene said there was black mold and she will show Barbara. Micki Gaughan said that once this show is over, Sam Fisher will remove the carpet and put down tile.

Status of parking lot re-sealing: Joanne Hill said that she has the final contract which has been signed by Atlantic Paving. There is a question of the cost of grinding roots and she is looking into that.

Status of LW deck repair at main clubhouse: Kristi Woods said she and Joanne Hill spoke about this and we will deal with the contractor so he can apply for a permit for repairs only. She has a call into the contractor and ask him to proceed.

Status of Satellite Restrooms: Barbara Bucci said that it is being worked on; drywall done; tile has been ordered; fixing drains. Kristi Woods asked if our maintenance men were working on Saturdays. Barbara will see how far they are and that might be helpful.

**New Business:** 1. Joanne Hill would entertain a motion to approve a resolution to allow the Association to levy fines and/or suspensions against owners, residents or their invitees for violations of our Declarations, By-Laws, rules and regulations or any other governing documents of the Association pursuant to Florida Statutes. She stated that we have gone through this before but this is narrowing down what we need to do. Joanne asked Jennie Lipari to paraphrase the four pages which were sent by our attorneys: "The Board of Directors of LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC. will ratify the following resolution as per Florida Statute 718.303 and/or Florida Statute 720.305 which allows the Association to levy fines and/or suspensions for a failure of a unit owner or the unit owner's occupant, to comply with any provision of the Association's declaration, the Association's bylaws, rules and regulations of the Association or any other governing document of the Association.

The following process will be followed in accordance with documents prepared by the attorney for the association.

1. First Notice of Violation - In case of a violation of any rule, regulation, covenant, or obligation of the governing documents, the Association will send a letter to the unit owner stating the issue and giving the unit owner the opportunity to fix the problem. The letter will also state that if the problem is not corrected within a certain time frame a fine of \$100 per day, up to a total of \$1000 will be imposed by the board during a board meeting. The letter will also state that the Association may pursue appropriate legal action against the homeowner.
2. Second Notice of Violation – If the issue is not corrected within the time frame allowed, the Association will send a second letter to the owner at least 14 days before a scheduled Board of Directors meeting that, in accordance with the Florida Statutes, a fine will be assessed at that board meeting. This item will be placed on the official agenda. The owner may speak for 3 minutes at that meeting.
3. Third Letter of Violation – Notice to owner that Grievance Committee will meet to discuss fine and either enforce the fine, dismiss the fine or reduce the fine. The owner may speak freely and present evidence and or witnesses at that meeting. The owner may also have legal counsel at that meeting.
4. Fourth Letter of Violation – Notice to owner of results of Grievance Committee and if fine will be placed on owner's account.

In addition to the above and or in lieu of the above process, the board also has the right to hire an attorney to notify the owner and/or violator of the violation and the Association's desire to take appropriate legal action."

Joanne Hill said that we have gone over this for many months and this is the final version. Motion made by Kristi Woods and seconded by Rosemarie Demmons. Jeff Bender asked if the costs of the attorney will be borne by the Association or owner. Joanne Hill said we will certainly try to have the offending party pay the costs. Jennie Lipari said that we don't have it in our documents that requires the owner to pay for pre-litigation fees. Joanne Hill asked if anyone had any questions or comments about this as the paperwork was given out a while ago. Vote taken; all yes. Motion approved.

2. **Meeting Rooms:** Micki Gaughan made a motion to approve the rental of room 113 as follows:

January 5, 2019 from 5 pm to 10 pm for a birthday party  
January 27, 2019 from 1 pm to 4 pm for a celebration of life  
January 19, 2019 from 2 pm to 7 pm for a baby shower.

All paperwork is in order and checks received. Seconded by Barbara Bucci. Vote taken; all in favor. Motion approved.

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

<b>Sales:</b>	7-0223	1032 NW 85 Ter	
	7-0334	8635 NW 10 St	
	8-1122	8921 NW 12 Pl	
	8-1289	9050 NW 10 Pl	
	8-1317	8880 NW 10 Ct	
	8-1392	1111 NW 90 Way	
<b>New Lease:</b>	8-0632	8216 NW 13 St	12-15-18 to 12-14-19
<b>Lease Renewals:</b>	7-0097	1071 NW 83 Ave	11-1-18 to 2-28-19
	7-0488	8542 NW 12 St	12-15-18 to 12-14-19
	7-0542	8531 NW 12 St	1-1-19 to 12-31-19
	7-0546	8521 NW 12 St	1-1-19 to 12-31-19
	8-0940	1230 Campanelli Dr W	1-1-19 to 12-31-19
	8-0970	1620 NW 87 Ter	1-1-19 to 12-31-19
	8-1145	8950 NW 12 Pl	12-31-18 to 12-30-19
	8-1345	1024 NW 90 Way	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:** Kristi Woods made a motion to accept the following:

7-0233	8540 NW 10 St	Bathroom plumbing
8-1153	1116 NW 88 Way	Impact windows & shutters
8-0905	1700 NW 87 Ave	Impact windows & doors
8-1353	9031 NW 10 Ct	Impact windows & doors
8-1196	9010 NW 14 St	Replace side and front door

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

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

Single Family Homes

1620 NW 82 Ave	Roof & Flat Deck	\$16,568.00
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Hurricane Irma

1142-1144 NW 84 Ave	Shingle Roof	\$14,503.50
1042-48 NW 85 Ter	Shingle Roof	\$25,650.00
1051-57 NW 83 Ave	Shingle Roof	\$25,650.00
8640-42 NW 11 St	Shingle Roof	\$14,503.50
8651-53 NW 10 Pl	Shingle Roof	\$14,503.50
8430-32 NW 10 Ct	Shingle Roof	\$14,503.50
1042-44 NW 86 Ave	Shingle Roof	\$14,503.50
8452-58 NW 10 St	Shingle Roof	\$25,650.00
8550-56 NW 10 St	Shingle Roof	\$25,650.00
1030-36 NW 88 Ave	Shingle Roof	\$25,650.00

Repairs

1064-66 NW 85 Ave	\$475.00
1040-44 NW 85 Ter	\$250.00
8846 NW 13 St	\$200.00
1010 NW 88 Way	\$1,250.00
1121 Campanelli Dr. W	\$975.00
1300 Campanelli Dr. W	\$250.00
1061 NW 88 Way	\$350.00
8204 NW 15 St	\$2,150.00
1135 NW 90 Way	\$1,150.00
1134 NW 90 Way	\$650.00
1210 NW 88 Lane	\$1,600.00
1151 NW 89 Ave	\$350.00
1046 NW 88 Way	\$650.00
8840 NW 13 St	\$200.00
1050 NW 90 Way	\$950.00

5. Announcement of Shows: Joanne Hill said that our next show is on Saturday, January 12<sup>th</sup> at 8 pm with Solomon Jaye and a six-piece band. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Our next party time will be our Valentine's Day Party and Marlene Newman stated it is on Saturday, February 9<sup>th</sup> from 7:30 pm to 11:30 pm and we will have a live band and a surprise desert. Tickets go on sale Monday, January 14<sup>th</sup>. Price is \$5 residents and \$7 guests. Marlene also said how fabulous the New Year's Eve party was and residents should try to make it to the next party time.

Director's Reports: Barbara Bucci told us the GLIG was beginning their annual trimming of trees. They trim trees in both the front and back of residences.

Hal Spector said our new bus is here and up and running. We need to add a couple of additional features but so far everything was good.

Micki Gaughan reminded all clubs, organizations, groups: please let her know your schedules for 2019 room/court usage.

Audrey Hermelin needs two volunteers for the front desk on Monday from 10 am to noon. She thanks Joan Jergens for running the library. She also needs help in the library. Sadly, Marie Higgins cannot continue to volunteer. If you have some time, we could use volunteers.

Good and Welfare: None.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 8:55 PM.

Respectfully submitted:



Joanne Hill