

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
OCTOBER 10, 2018  
ADOPTED – OCTOBER 24, 2018

MEETING opened by Joanne Hill on October 10, 2018, at 10:10 AM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meeting of September 26, 2018, and the Budget Meetings of September 27<sup>th</sup> and October 5<sup>th</sup>. 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 Micki Gaughan to approve the Minutes of the Board Meeting of September 26, 2018, and the Budget Meetings of September 27<sup>th</sup> and October 5<sup>th</sup>. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that she has seen the sprinklers working in Phases 1 and 2. Barbara Bucci said that they have completed the hurricane repairs in Phase 3 and we should be doing a wet check in three weeks. They are starting the wiring in Phase 4 and should be done by the end of the year. Hurricane Irma really set us back on this project.

Status of telephone directory: Micki Gaughan told us she has the first proof of the directory. There were some issues regarding software but it was moving along.

Status of LW private road re-sealing and parking lot re-sealing: Johnny McLean told us he has received three estimates but is not satisfied with one. The City told him we need to “re-mill” the asphalt otherwise it will not get rid of the cracks. He has estimates for approx. \$86,000 for the two parking lots.

Status of LW deck repair at main clubhouse: Kristi Woods is working on obtaining a report for the pilings and she has a call in to the engineer.

New Business: 1. Micki Gaughan made a motion to approve a contract for Pest Control with Dead Bug Edwards, Inc. for a period of one year for a cost not to exceed \$125,000. Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

2. Micki Gaughan made a motion to approve a contract for Rodent Bait Stations maintenance & replacements with Dead Bug Edwards, Inc., for a period of one year for a cost not to exceed \$30,000. Seconded by Kristi Woods. Audrey Hermelin wants us to let residents know not to move the bait boxes or they will be fined. Micki told us that it is in her next article. We will put stickers on the boxes. The new ones also have a piece of concrete in them so it is not easy to move. Micki said we will be getting a map to show the location of each box so we will know if they are moved. Barbara Bucci asked about door hangers. Vote taken; all yes. Motion approved.

Kristi Woods and Marlene Newman thanked Audrey for bringing up the matter of the trees with the candidates on candidates nights. She did a very good job.

3. Barbara Bucci made a motion to approve the purchase and planting of approximately 48 trees, of various types, at various locations throughout the Lauderdale West Community, as required by the city of Plantation, from EDJ Services, Inc., for a cost not to exceed \$50,000. Seconded by Kristi Woods. Barbara mentioned that EDJ is in the process of contacting Locates to identify the underground lines. Vote taken; all yes. Motion approved.

4. Kristi Woods made a motion to approve the purchase and installation of a updated security camera system from Core Security Systems, LLC, for a cost not to exceed \$40,000. Seconded by Micki Gaughan. Joanne Hill stated this is actually not a new motion but a motion to revise the figure from \$35,000 to \$40,000 because we added four new cameras. Audrey Hermelin said that the new cameras were fabulous; they had a great, clear picture and that Core did a wonderful job.

Room Rentals: Micki Gaughan made a motion to approve a birthday party on Saturday, October 13, 2018 from 6 pm to 7 pm in Room 113. All attendees are going to the show afterwards. Everything is in order and checks received. Seconded by Kristi Woods. Vote taken; all yes. Motion approved. Micki also made a motion to approve the following:

Saturday, November 17<sup>th</sup> from noon to 5 pm in room 113 for a bridal shower; and  
 Wednesday, December 5<sup>th</sup> from 10 am to 2 pm in room 113 for a family reunion.  
 Seconded by Kristi Woods. Vote taken; all yes. Motion approved.

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

Sales:	7-0045	1091 NW 84 Ave	
	7-0163	1062 NW 83 Ave	
	7-0276	1037 NW 88 Ave	
	7-0540	8535 NW 12 St	
	8-1261	9011 NW 13 St	
	8-1383	1025 NW 90 Way	
Lease Renewals:	7-0106	1053 NW 83 Ave	9-1-18 to 8-31-19
	7-0289	1071 NW 88 Ave	9-1-18 to 8-31-19
	7-0395	8640 NW 10 Ct	10-1-18 to 9-30-19

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

Modifications: Kristi Woods made a motion to approve the following modifications:

7-0234	8542 NW 10 St.	sink/vanity/plumbing due to mold
7-0014	1063 NW 85 Ave.	accordion hurricane shutters
7-0099	1075 W 83 Ave.	front & back gutters
8-0715	8216 NW 12 St.	square off patio & convert existing sun room

All paperwork is in order. Seconded by Micki Gaughan. Vote taken; all yes.

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

9001 NW 12 St	Tile Roof & Flat Deck	\$16,568.00
1150 NW 89 Ave	Tile Roof & Flat Deck	\$16,568.00
Hurricane Irma Replacements - Plexes:		
8602-22 NW 11 St	Single Roof	\$14,503.50
1131-33 NW 84 Ave	Single Roof	\$14,503.50
8450-52 NW 10 Ct	Single Roof	\$14,503.50

Announcement of Shows: Joanne Hill said that our next show is on Saturday, October 13<sup>th</sup> at 8 pm with Motown Magic. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Joanne also told us of our Halloween Party Time on Saturday, October 27<sup>th</sup> at 7:30 pm. \$5 for residents/\$7 for guests. Tickets will go on sale Monday, October 1<sup>st</sup>. There will be prizes for the best costumes. Movies are shows on Thursdays at 2 pm and on Saturdays at 8 pm when there is no show or party time.

Director's Reports: Joanne Hill said it was with a heavy heart that she must accept the resignation of Arline Marcus as a Director and Secretary. The Board will appoint a new Secretary at our next board meeting. Audrey Hermelin said that Arline was her mentor for the past ten years. Arline's knowledge of our Community is invaluable. Micki Gaughan wanted us to know that Arline is alive and well and in rehab and just not able to perform her duties here. She is at Enspire Healthcare off of Commercial on 97<sup>th</sup>.

Micki Gaughan: 1. All clubs and organizations must remember to remove their signs immediately after their function. 2. She has a new form for clubs and organizations for room usage for 2019; 3. Meeting with the League of Women Voters for Wednesday, October 17<sup>th</sup> at 6:30 pm in the auditorium for clarification on the 13 amendments. Be an informed voter. Don't vote until after the meeting. Joanne thanked Micki for setting this up and Barbara Bucci also thanked Micki for coordinating candidates night last week.

Kristi Woods spoke about the two proposals she received for new phones. One from JBS Communications and the other from Fast Forward. We had a major problem with our phones at the maintenance office and after much consternation among AT&T and others, JBS found the problem – which is old phones and new technology. Kristi suggests we accept the proposal from JBS which is half the cost of the Fast Forward proposal. She spoke to three of the four references JBS provided and they all had good things to say. We should have installation within two weeks of acceptance. Joanne Hill called for a consensus: All in favor of the JBS proposal. Joanne asked Hal Spector to include this on the agenda for our next meeting.

Good and Welfare: Danny Metrick: 1. Asked if his rental of room 113 was all set; Micki Gaughan said yes it was; 2. He believes we are paying too much for the trees we must plant; 3. The LW Social Club is having their annual health fair on Friday, October 19<sup>th</sup> from 9:30 am to 1:30 pm; 4. The Social Club is having a brunch in the auditorium on Sunday, October 21<sup>st</sup> at 11 am; 5. The Social Club is having a luncheon at the Asian Buffet on Thursday, November 1<sup>st</sup> at noon. Tickets are \$5.00 per person.

Renee Iaconna: 1. She inquired why her maintenance has not been taken out from her account; 2. Thanked Audrey for her service and all the board and thanked Micki for setting up the League of Women's Voter; 3. Asked when exterminators spray – which is once a month; 4. There has been no maintenance at the ladies' room at the satellite pool. Joanne Hill said that both bathrooms should be closed because of renovations. Men's room is being renovated and is closed. We will make sure both are closed. Residents must use the handicapped bathroom.; 5. The gate closest to the maintenance building does not work all the time. Kristi Woods said that we need something besides the yellow tape for the bathrooms.

Bob Newman: Asked if we were fining owners if leases are late. Joanne Hill said we have several times. Rosemarie told us it was an automatic \$100 fine.


Eric Coplin: Spoke about a problem neighbor at 8870 NW 10 Ct regarding political signs; walks around in his underwear; pulls weeds from grass around neighborhood. He is selling his home and Mr. Payne is scaring people away. Joanne Hill said she and Rosemarie Demmons had a conference call this morning with the attorneys. We have to go through the State and file a complaint. We are getting documents together for

that. We've gotten one neighbor that has agreed to testify for us as well as a local real estate broker; Mr. Coplin said he would testify and Joanne Hill thanked him. Rosemarie Demmons stated that we obtain credit reports and a thorough background report for all prospective owners and his were acceptable. Joanne Hill stated that unfortunately, we cannot obtain psychological reports during our application process. Audrey Hermelin said the onus was on the owners to testify.

Motion made by Hal Spector to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 11:00 AM.

Respectfully submitted:

Joanne Hill

A handwritten signature in cursive script, appearing to read 'Joanne Hill', is written over the printed name. The signature is fluid and somewhat stylized, with a large loop at the end.