

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
NOVEMBER 5, 2018  
ADOPTED – NOVEMBER 14, 2018

MEETING opened by Joanne Hill on November 5, 2018, at 7:30 PM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meeting of October 24, 2018, and the Budget Meetings of October 18<sup>th</sup> and October 25<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 October 24, 2018, and the Budget Meetings of October 18<sup>th</sup> and October 25<sup>th</sup>. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Joanne Hill reported that it is in process in Phase 3.

Status of telephone directory: Micki Gaughan told us she has the first proof of the directory and it is being proofed.

Status of LW private road re-sealing: Johnny McLean said that this project is on hold.

Status of parking lot re-sealing: Joanne Hill said this was on hold because we will have a vote shortly.

Status of LW deck repair at main clubhouse: Kristi Woods has a call into the engineer regarding the pilings.

Status of Satellite Restrooms: Micki Gaughan told us that it is being worked on when our maintenance men have the time and that they are doing an excellent job.

Status of New Telephone Equipment: Kristi Woods said that the phones are installed and we have had training. We will have more training on other features in a few weeks. Jennie Lipari said that they are working great and Hal Spector said it was a great improvement.

New Business: 1. Micki Gaughan made a motion to approve a contract for not more than \$7,500 for the immediate installation of a new phone system. The contract has already been reviewed and approved by our attorney. Seconded by Kristi Woods. Vote taken, all yes. Motion approved.

2. Micki Gaughan made a motion to approve the expenditure of not more than \$90,000 with Atlantic Southern Paving for the repair/resurfacing/resealing of the main clubhouse parking lot and the satellite parking lot. Seconded by Kristi Woods. Vote taken, all yes. Motion approved.

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

Sales:	8-0834	8512 NW 14 St	
	8-0916	1721 NW 87 La	
	8-1166	8970 NW 12 Pl	
Lease Renewals:	7-0222	1034 NW 85 Ter	11-1-18 to 10-31-19

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

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

8-1084	8831 NW 14 St	replace garage door with impact door
8-1353	9021 NW 10 Ct	screen in patio
8-1103	9000 NW 17 St	screen in patio and add hurricane shutters
8-0820	8546 NW 13 Ct	impact windows
8-0820	8546 NW 13 Ct	stamp concrete driveway
8-1065	9001 NW 15 Pl	impact windows
8-1133	9011 NW 15 Pl	impact windows
8-1346	1031 NW 90 Ave	replace exterior door
8-1346	1031 NW 90 Ave	hurricane shutters

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

Roof Report: Joanne Hill declined to read the roof report. It is attached hereto.

Announcement of Shows: Joanne Hill said that our next show is on Saturday, November 10<sup>th</sup> at 8 pm with The Long Run – Ultimate Eagles Tribute. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Joanne mentioned what a fabulous job Marlene Newman and her committee did on the Halloween Party. Marlene said 175 people attended. She believes we should limit the number of people for the New Year's Eve Party to 200 or 225. Price will be \$15 residents and \$20 guests and tickets go on sale the Monday after Thanksgiving – November 26<sup>th</sup>. A discussion ensued regarding selling tickets the first two weeks to residents only. No tickets to be sold at the door that nights.

Director's Reports: 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. Micki Gaughan reminded us that there will be two safe driving courses: November 15<sup>th</sup> and 27<sup>th</sup>. Posters are around the clubhouse. You must RSVP. Cost is \$11.00. You may receive a reduction on your insurance. 4. If you receive an "important election notice", this is a scam. Ignore it. 5. Vote tomorrow.

Jennie Lipari: 1. Rules and Regulations Committee has met three times. Reviewed documents for both SFH and plexes and rules and regulations from three other associations as well as City of Plantation Ordinances and the Florida Statutes. They also reviewed materials provided by our attorneys. Jennie met with several board members to preview the drafts. It will be reviewed by our attorneys with the hope of distributing it to the full board next month.

Audrey Hermelin is unhappy with the progress of the irrigation program. We have spent a lot of money and they are still not finished. Her grass is brown. Rosemarie Demmons said that the City put restrictions on water use. Jennie Lipari said that EDJ was in her backyard a week ago on Friday marking lines. Kristi Woods said that AT&T and some other companies will not come out to mark the lines which is causing the delay. Marlene Newman said her lawn was brown and Joanne Hill said the same of her lawn. Marco Castaldi said that it could be the nozzles. Kristi said that Audrey should report all this to Barbara Bucci. GLIG will be spraying the lawn for cinch bugs which might be part of the problem. Hal Spector said we should get a schedule on sprinkler times from EDJ to pass out to the owner and to put the sprinkles on during the day not

the night. Bob Newman stated that his sprinklers have not worked for two years. Micki Gaughan stated that Hurricane Irma did a lot of damage to the irrigation lines.

Johnny McLean: There are 72 outside windows and 10 doors in this building that need to be sealed/caulked. He will get estimates from the few contractors who perform this service. Kristi Woods asked Marlene Newman if she had names of contractors and she did not. Rosemarie Demmons suggested calling East Coast Windows. Hal Spector suggested we ask the City Building Department.

Good and Welfare: Bob Newman asked whether residents are required to carry homeowners insurance. He has spoken to home owners who said they would walk away from their properties if there was complete destruction. Jennie Lipari reminded us that the Florida Legislature passed a law requiring homeowners to carry insurance but then reversed that decision. Rosemarie Demmons stated that our docs say "shall" and suggested we ask our attorneys.

Sandy Simkins asked what the roof report entailed. Joanne Hill said that it was a list of properties who had either a new roof installed or repairs and the costs thereof. Sandy also said there was an article in the newspaper that associations were being reimbursed for citrus trees that were removed many years ago. Bob Newman said that people were given \$100 a tree at that time. Hal Spector said he was given \$100 and he said that at the time the homeowners were responsible for those trees and they were not the property of the association.

Diane Sasse asked if have given any thought to the new development on Cleary as far as traffic is concerned. Joanne Hill told her that she went to a meeting of the Planning and Zoning Commission where she relayed onto the commissioners her fear regarding increased traffic on Lauderdale West Drive. Unfortunately, it went on deaf ears. Rosemarie Demmons stated that the access road is to be on Pine Island.

Bob Newman stated that there is no longer a sign east on Cleary stating that the next intersection is Lauderdale West Drive.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 11:10 AM.

Respectfully submitted:

  
Joanne Hill