

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
DECEMBER 12, 2018
ADOPTED – JANUARY 7, 2019

MEETING opened by Joanne Hill on December 12, 2018, 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 November 28, 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 Board Meeting of November 28, 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 should be completed next week and she and Joanne Hill will go on a wet check. Micki Gaughan stated that she saw the sprinklers on in phase 1. Barbara said they are testing in phase 3. Hal Spector would like a scheduled of days and times sprinklers are on. He also suggested that the timing change from night to day so residents can see the sprinklers are working. Kristi Woods can attest to the sprinklers working in Phase 1. Jennie Lipari reminded us that the sprinklers are on at night, not during the day when the water evaporates.

Status of telephone directory: Micki Gaughan told us that the second proof is at the printer. She has double-checked all ads. Hal Spector would like to see the proof and believes all directors should see a copy before it is final.

Status of parking lot re-sealing: Joanne Hill said that she has a final copy of the contract and is ready to forward it to Atlantic Paving.

Status of LW deck repair at main clubhouse: Kristi Woods said she and Joanne Hill spoke and we will be in touch with the contractor.

Status of Satellite Restrooms: Barbara Bucci said that it is being worked on and that we should go and see the progress.

New Business: 1. Motion made by Kristi Woods to assess the following fines to UNIT No. 7-0230, address: 8532 NW 10th Street;

- a. Failure to submit a Lease Renewal
- b. Failure to Perform Required Maintenance

Seconded by Micki Gaughan. Discussion ensued among Jennie Lipari, Micki Gaughan, and Hal Spector regarding \$100 fine for each violation; thirty days we can fine again; owner was not present at meeting; certified letter; protocol used was directed by our attorneys. Vote taken; all yes. Motion approved.

2. Motion made by Micki Gaughan to revise the criteria for the approval for the purchase of a unit, adding the following:

- a. Require two years of tax returns.
- b. Current vehicle registration.
- c. Require certificate of acknowledgement of the Lauderdale Wests rules & regulations.

d. Certificate of homeowner's insurance showing Lauderdale West as an additional insured.

Seconded by Kristi Woods. Discussion ensued regarding proof where funds are coming from for downpayment; rent to buy; everything in writing; inheritances; those who inherit must go through application process among Kristi Woods, Rosemarie Demmons, Hal Spector, Jennie Lipari and Audrey Hermelin. Vote taken; all yes. Motion approved.

3. Meeting Rooms: None

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

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|-----------------|--------|----------------------|----------------------|
| Sales: | 7-0195 | 8443 NW 12 St | |
| | 7-0343 | 8553 NW 10 St | |
| | 7-0434 | 8631 NW 10 Ct | |
| | 8-0732 | 8208 NW 14 ST | |
| | 8-1228 | 9001 NW 12 ST | |
| Lease Renewals: | 7-0020 | 1093 NW 85 Ave | 12-15-18 to 12-14-19 |
| | 7-0150 | 1036 NW 83 Ave | 12-1-18 to 11-30-19 |
| | 7-0266 | 1009 NW 88 Ave | 12-1-18 to 11-30-19 |
| | 7-0378 | 1076 NW 86 Ave | 12-1-18 to 11-30-19 |
| | 8-0795 | 8536 NW 12 CT | 11-28-18 to 11-27-19 |
| | 8-0945 | 1180 Campanelli Dr W | 12-15-18 to 4-14-19 |

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 accept the following:

| | | |
|--------|----------------|-----------------------------------|
| 8-1084 | 8831 NW 14 ST | Impact Doors |
| 8-0809 | 1321 NW 85 Ave | Hurricane Shutters and back patio |
| 7-0414 | 8651 NW 10 Pl | Impact Windows |
| 7-0445 | 8620 NW 11 St | Impact Windows |

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:

Hurricane Irma

| | | |
|----------------------|--------------|-------------|
| 8431-37 NW 10 St | Shingle Roof | \$25,650.00 |
| 1061-1067 NW 85 Terr | Shingle Roof | \$25,650.00 |
| 8620-8626 NW 10 St | Shingle Roof | \$25,650.00 |
| 1050-1056 NW 88 Ave | Shingle Roof | \$25,650.00 |

Single Family Homes

| | | |
|----------------|------------------|-------------|
| 9001 NW 15 Pl | Roof & Flat Deck | \$16,568.00 |
| 1000 NW 88 Way | Tile Roof | \$13,068.00 |
| 8966 NW 13 ST | Roof & Flat Deck | \$16,568.00 |
| 9030 NW 14 ST | Roof & Flat Deck | \$16,568.00 |
| 1190 NW 88 Way | Roof & Flat Deck | \$16,568.00 |

Announcement of Shows: Joanne Hill said that our next show is on Saturday, December 15th at 8 pm with Sarge, a comedian. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Don't forget our

New Year's Eve Party on Monday, December 31st from 8:30 pm to 12:30 pm. We will have a DJ, refreshments and lots of fun. Price will be \$15 residents and \$20 guests and tickets now on sale.

Director's Reports: Micki Gaughan suggested we tell people that we are not an assisted living facility. Hal Spector said we are a private community of active seniors.

Hal Spector said we have a new volunteer, Dolores, in accounting but we still need someone with computer skills/bookkeeping background. Regarding roof report: plex hurricane payments are being made and we are waiting for reimbursement from the insurance com. We are taking care of the plex roofs and being pro-active. Some time ago we discussed a consent agenda so we don't have to read the roof report, sales and rentals, etc. We need that information in advance and posted with agenda. Audrey Hermelin feels that everything should be read so the people are aware. Hal said that if posted 48 hours before meeting, people will have notice. Jennie Lipari stated there needs to be a balance and let people know the fine points. Kristi Woods said the consent agenda would be for routine items. Joanne Hill stated that she believed that a new law was passed stating we must post agendas 14 days in advance. She will check that. Kristi Woods said that we don't need to read the Minutes; read them online. Time is more valuable for discussions.

Johnny McLean said the chair lift to the audio/visual has been fixed. It's old and we may need to replace it soon. The current weight limit is 250 lbs and the newer models have a limit of 350 lbs. To do a complete overall of this chair would cost approx. \$1,500 and a new one in the \$2,000 range. Windows: Johnny is having difficulty finding companies that will weatherproof-reseal our windows. He did receive an estimate of \$12,000 for our 72 windows and 12 doors in the main clubhouse but the estimate was not professional. He will look for more companies. The several companies Johnny contacted want to put in new windows. Jennie Lipari said new impact windows would lower our insurance premium. Kristi Woods said that we have a leak and mold situation in room 113 and the ticket office. Rosemarie Demmons told Johnny to check with East Coast Windows. Barbara Bucci suggested we contact our insurance company to see what the decrease would be on the insurance premium. Micki Gaughan stated that after Sunday's downpour, there was a puddle in room 113.

Micki Gaughan: 1. Clubs, organizations, groups: please let her know your schedules for 2019 room/court usage. 2. All clubs and organizations must remember to remove their signs immediately after their function. 3. Not every home has a bait box. They are put out in problem areas. Do not touch the bait boxes around your homes. They contain poison. If they are moved or removed, you will be fined. 4. At last Sunday's LW Social Club a doctor spoke about hip fractures and gave us articles on vitamins and how to stay healthy. If you would like copies, just let her know. 5. If you are interested in working in the ticket office, please let her know. There will be six shows in 2019. Some long-time volunteers may be retiring. 5. There is a rodent infested home with urine and feces. We need to contact the Health Department to see what can be done. Discussion ensued among Kristi Woods, Jennie Lipari, Rosemarie Demmons and Micki Gaughan regarding calling Health Dept, if they will do anything, may need to call attorney.

Marlene Newman: Thanked Hilary for taking pictures at the volunteer luncheon. Wants Board to agree that she can post the photos on the volunteer board outside the auditorium. Consensus taken: All yes. When you want to do something, get the Board's consensus beforehand. It is important.

Hal Spector: Getting a new bus, being worked on, fantastic, LW logo, getting all paperwork. We only had to pay \$20,000 for the new bus plus the trade in of the old bus. We should receive it before the end of the year. Marlene Newman said there was no area for packages. Hal, it is being worked on. Barbara Bucci said that she and Jennie will be taking a ride on the bus when it arrives. Rosemarie Demmons said that the

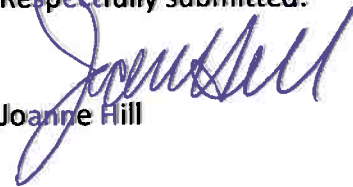
driver does not need a CDL license. Barbara Bucci said that there must be under 15 people on the bus otherwise you need a CDL license. Frank Lipari said that he would volunteer if Pete is not able to drive. Hal, put sign on bus that we cannot take more than 13 people on bus. Kristi Woods, maybe take out seat behind driver and put in storage rack. That seat is for wheelchair. Jennie Lipari said this is for non-emergency transportation. We should not assume that liability. Hal said that these modifications are possible after purchase.

Micki Gaughan: The candle lighting and tree lighting were wonderful events. Everyone concurred. It was suggested that we have a gathering once a month. The dreidel was fixed by a resident and should have been displayed. Marlene Newman said that it should not been hung; it's a toy. The entire Board should have been consulted. Jennie Lipari said that anyone could donate something and it would set a precedent. Hal suggests that we should get a consensus from the Board. If you need funds for something, let the accounting department know. Person was reimbursed for supplies.

Good and Welfare: Jay Stahl reminded us that tonight is the first Common Council meeting with the new Mayor.

Motion made by Kristi Woods to adjourn; seconded by Micki Gaughan. Vote taken: all yes. Meeting adjourned at 11:15 AM.

Respectfully submitted:



Joanne Hill