

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
MARCH 13, 2019
ADOPTED – APRIL 10, 2019

MEETING opened by Joanne Hill on March 13, 2019, at 7:30 PM with a salute to the flag.

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

Motion made by Micki Gaughan to waive the reading of the Minutes of the Board Meetings of February 4 and 27, 2019 and the Board Workshop Minutes of February 1, 2019. Seconded by Audrey Hermelin. 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 Meetings of February 4 and 27, 2019 and the Board Workshop Minutes of February 1, 2019. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

Old Business: Status of Blast Email Project. Joanne Hill stated that we are trying to get a program together to send emails for those that sign up for it to give you notice of meetings, important information, show notices and the like. You must fill out a form in order to be included. Our attorneys have reviewed the paperwork and we are moving right along. A special thanks to Jeff Bender for is spearheading this.

Status of Amendment Committee Organization Project. Joanne Hill stated that we have a workshop meeting on Friday the 15th to discuss this.

Status of Movie Committee Organization & Licensing Project. Joanne Hill stated that we were working on that. There were two options: one company would allow us to show as many movies as we want for around \$3,000 a year or another company who would charge us \$100 per moving showing. We figured it was most cost effective to pay the yearly fee. We must get a committee together to pick out the movies and show the movies.

Status of Irrigation Upgrade: Joanne Hill reported that she and Barbara Bucci are going on a wet check next week to complete Phase 3 and all of Phase 4.

Status of telephone directory: Micki Gaughan told us that the residents' section is done. They are currently filling in pages with ads and she is awaiting something from the Mayor and our president has to edit her submission. We are also working on the April/May issue of the LW News. Elvira Wilkie asked about revisions/updates to the telephone directory. Micki said that every few months those revisions will be posted in the newsletter. Jeff Bender asked why we couldn't put those revisions on the website periodically. Joanne Hill said that yes, we can do that.

Status of Clubhouse window repair/caulking project: Johnny McLean said we have selected MD Caulking for \$12,280 to re-caulk and reseal all exterior windows and doors and the interior of room 113. We have to make sure that when it rains, we will not have leaks. Joanne Hill said that we have a lot of windows and doors that are leaking. Johnny said that we have not signed a contract as yet. Joanne said she has prepared a contract and the attorney is reviewing it. Joanne said that there are a lot more windows that you can imagine. Keven Kane asked about impact windows and what it would cost to install impact windows. Joanne said that it would cost well over \$1 mil.

Status of parking lot re-sealing: Johnny McLean said we have a contract signed but we need to include the park at 10th Court and sixteen plex parking spaces. Joanne Hill said we would be discussing that shortly.

Status of LW deck repair at main clubhouse: Joanne Hill told us that we are in the process of updating our engineer plans as the City has updated their rules and regulations.

Status of Satellite Restrooms: Joanne Hill said that our maintenance men are working on that. They are almost finished with the men's room and will begin on the ladies room. The pool is open and there is an ADA bathroom on the side of the satellite building.

Status of tree plantings: Joanne Hill said that 48 trees have being planted. They are being watered every day for three weeks and then every other day for another three weeks. The City will be inspecting them shortly.

New Business: 1. Joanne Hill said that you may be aware that Arline Marcus had to retire some months ago so we have been minus one director. Motion made by Micki Gaughan to appoint Pauline Gosselin director on the Lauderdale West Community Association Board of Directors. Seconded by Audrey Hermelin. Joanne Hill stated that the Board has discussed this. Daniel Gaughan asked what is her term. Joanne Hill said one year, through March, 2020. Vote taken; all yes. Joanne welcomed Pauline to the Board and asked her to join the dias. Joanne Hill said that Pauline has been working in the administration office for some time, was previously the recording secretary, she knows the goings on in the clubhouse, she is a wonderful person. We know she will be doing a wonderful job and is very conscientious. Vote taken; all yes. Motion approved.

2.. Motion made by Johnny McLean to approve the expenditure of not more than \$34,800 (\$2,900 monthly) for 12 months for cleaning and maintaining the pools and spas, including stabilizer & salt, with Granino's Pool Service, Inc. Seconded by Marlene Newman. Joanne Hill said this is a continuation of the contract we already have. They do a great job. Marlene Newman is the director who oversees the pools. Marlene Newman said that she uses the pools just about every morning. Danny Metrick asked if the cost was the same as last year. Joanne Hill said that it is a slight increase. Jeff Bender asked what services Granino's Pools performed. Joanne Hill said that they clean the pools, take care of the pumps – not the heaters – filters, chemicals. They will repair or replace pumps as needed. Marlene Newman said that if anything goes wrong, we call them and they respond immediately and we have been using them for many years. Vote taken; all yes. Motion approved.

3. Motion made by Micki Gaughan to approve the expenditure of not more than \$12,000 with Atlantic Southern Paving & Sealcoating, Inc. for the repair and sealcoating of the sidewalks at Lauderdale West Park and 16 plex parking spaces at 8532-8552 NW 10 St. Seconded by Johnny McLean. Vote taken; all yes. Motion approved.

3. Meeting Rooms: Micki Gaughan made a motion to approve the rental of room 113 on Saturday, April 20th from 1 pm to 5 pm for a party. All paperwork is in order and checks received. Seconded by Rosemarie Demmons. Vote taken; all in favor. Motion approved.

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

Sales:	8-1131	8960 NW 12 PI
	8-1147	8940 NW 14 St
	7-0253	8700 NW 10 St

New Renter:	7-0451	8650 NW 11 St	4-15-19 to 4-14-20
Lease Renewals:	7-0232	8536 NW 10 St	3-1-19 to 2-28-20
	7-0437	1051 NW 86 Ave	2-15-19 to 2-14-20
	7-0238	8552 NW 10 St	3-15-19 to 3-14-20
	7-0338	8625 NW 10 St	3-1-19 to 2-28-20
	8-1106	8950 NW 13 ST	2-20-29 to 2-19-20

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

5. Modifications: Micki Gaughan made a motion to accept the following:

7-0480	8511 NW 11 St.	impact windows
7-0008	1033 NW 85 Ave.	gutters
7-0128	8451 NW 10 St.	gutters
8-0966	1520 NW 87 Ter.	impact windows & doors
8-1391	1171 NW 90 Way	gutters
8-0733	8208 NW 14 St.	paint driveway
8-1119	8834 NW 13 St.	replace screen & repair columns on existing roofed screen porch
8-1406	1005 NW 90 Way	impact windows & front door
8-0863	1410 NW 85Way	impact garage door
8-0797	8544 NW 12 Ct.	replace existing damaged acrylic damaged windows with new acrylic windows
8-1100	8840 NW 13 St.	paint driveway
8-0822	8539 NW 12 Ct.	change existing screen porch to acrylic windows

All meet our criteria and everything is in order. Seconded by Rosemarie Demmons. Vote taken; All in favor. Motion approved. Dan Gaughan asked if we ask what size gutter the resident is installing. Joanne Hill said that the City of Plantation Code requires 6" gutters.

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

Hurricane

1032-1034 NW 86 Ave	Shingle Roof	\$15,500
1051-1057 NW 85 Ter	Shingle Roof	\$27,000
1061-1067 NW 83 Ave	Shingle Roof	\$27,000

Single Family Homes

8539 NW 12 Ct	Tile Roof & Flat Deck	\$18,225
8220 NW 16 St	Tile Roof & Flat Deck	\$18,225
8960 NW 12 PI	Tile Roof & Flat Deck	\$18,225
8700 NW 17 PI	Tile Roof & Flat Deck	\$18,225

Director's Reports: Joanne Hill reported that we have new board meeting dates. We have eliminated the Monday night meetings as they were followed very shortly after our Wednesday morning meetings. From

now on meetings will be the second Wednesday of the month at 7:30 PM and the fourth Wednesday of the month at 10:00 am. Meeting will be in room 111. Our annual meeting on Monday, March 25th will be in the auditorium at 10 am, then we adjourn and reconvene at 7:30 pm. Technically there is no election because only 5 people submitted their intent to run and there were five positions available. We still have to call the meeting.

Joanne also wanted to squelch the rumors that tonight was her last night on the Board. It is not. She will not be president next year but she still has another year on her term which she will fulfill.

Rosemarie Demmons stated that the number of rentals in Lauderdale West is 128. They are mostly in the plexes and is less than 10% of the entire community.

Anna Bender asked about the other people on the board. Joanne Hill said that the five people who submitted their intents to run are currently on the board. Their terms will be two years and Pauline's term, because she is fulfilling Arline's term, is one year. The State has instituted term limits for directors which is eight consecutive years and are not retroactive. Linda Owen said that the five were the only people that wanted to run. Anna Bender said that other people wanted to run but were very confused. She thought that the owners should have known who was running. Joanne said that at the time the First Notice was mailed, no one knew who was running. The date for filing an intent to run was February 8th. Micki Gaughan said it was in the paper. It's not an automatic; they must file an intent. Jeff Fleisch would like to know what the process is for replacing the president. Joanne said the Board elects officers and that at our Board meeting on April 10th, the Board will vote. Jeff asked if it was based on qualification. Joanne said it's based on votes. That whoever wants to run has to be nominated. Jeff stated that you put a multi-million dollar business in the hands of someone who wants to run. Joanne said absolutely. There is nothing else you can do. It's the State law. Elvira Wilkie asked if it was a paid position. Joanne said No, we are all volunteers. Elvira asked that shouldn't there be criteria before someone is allowed to run. Joanne said, again, no. That there are 1359 units here and five positions available on the board and five people put their intent in. She said that was pretty damn sad and they were already on the board and no one new came forward. Audrey Hermelin said living here in unique. It's a living, learning experience. No one applied. Nick Sortel said that that Joanne is the president but that she cannot really spend the money on her own. Any money you spend has to be approved and the other board members are watching. Joanne said absolutely and the same goes with rules and regulations. We are an eleven member board with eleven people voting. Jeff Fleisch asked if somebody is going to do the same job as Joanne is doing. Joanne said that that is something we are going to be discussing at an organizational meeting. She believes she is still going to handle legal matters and insurance for the next year and doesn't know what will happen after that. She said it is her decision, her life and she gets to do with it what she wants. If only one person on this 11 member board wants to be president, that we have no choice. That's the way the law is. Marlene Newman is sure that whoever will be the next president they will be qualified and Joanne will be here to advise her. There will be no dilemma, everything will work out fine and if anyone wants to volunteer, I don't see people barging in to help out. Larry Chabis asked what would happen if only four people applied. Shouldn't there be an open election of officers even though the board may have talked it among themselves. Joanne said there will be an organization meeting on April 10th. If there is an opening on the board, the board can appoint a board member – by law. Just like we did with Pauline. Larry said that there were two other people appointed to the board. Shouldn't the residents have seen their resumes to see who they are. Joanne said they have seen their resumes. Micki Gaughan said that she is going to put up resumes on the bulletin board.

Jeff Bender asked if there should be a description of the board positions available so owners can decide if they are qualified to fill those positions prior to putting in their intent. Joanne Hill said that was a

possibility but we do not have to do that by law. Micki Gaughan stated that we have an organizational meeting to discuss qualifications and interests. It is a good point and something to think about for next year. Keven Kane said he was confused as to Joanne Hill's position asking if she was going to stay in the same position for the next year. Joanne Hill said she will not be president next year but she will still be on the board and anticipates still handling legal matters and insurance matters and assisting the new president, if needed.

Audrey Hermelin thanked the LW Social Club for donating a stand for the library and all those people who donate books, especially the James Patterson books. Micki Gaughan said we have a beautiful library and a great selection and Audrey does a wonderful job.

Johnny McLean 1. Thanked all the board members who volunteer and sacrifice their personal time. 2. He's a new kid on the block. Has been on the board since August and responsible for the clubhouse, the parking lots and private roads. He has noticed that LW can be more beautiful. We have a lot of dried grass. That is not caused by irrigation; it is caused by bugs. Owners should take care of the area around their homes. Take pride in your area. 3. Regarding the Clubhouse: if you see anything wrong, please contact him. 4. After-hour log. If you come into this building after noon or on the weekend or holiday, you need to log in at the front desk. It is a safety precaution. In case there is an emergency, we need to be aware who is in the building. Elvira Wilkie asked if our fobs are recorded to know who is in the building. Rosemarie Demmons said yes they are. Johnny said that in the case of an emergency, we need to know immediately who is in the building. Joanne Hill said that we need to know when you come in and when you leave. That this was something we just learned from the Fire Marshal. Everyone should sign in. Elvira Wilkie asked what the hours were for the clubhouse. Joanne Hill said 7 am to 10 pm. Rosemarie Demmons said that the pools are open 7 am to 7 pm right now. That will change as it gets lighter later. Joanne Hill said that you need to be out of the pool area at 7 pm. Pool hours are dawn to dusk. Can you arrive at 6:45 pm and leave at 9 pm? No. We have a permit with Broward County from dawn to dusk. Elvira Wilkie stated that a lot of people have a problem with the pool closing at dusk. She asked if that was a City issue. Joanne Hill said we have a permit with Broward County which establishes the time from dawn to dusk. It is a lighting issue. Elvira Wilkie asked what kind of lights do we need? Is that something we could look into. She believes that a lot more people would use the pool later if it were open. She works and would like us to look into this. Linda Ciasca said that at Sunrise Lakes they are able to swim until 10 pm. The reason being they had underwater lights. It's not just the outdoor lighting. Joanne Hill said we have underwater lights and we will look into the lighting issue.

Johnny McLean said that he was encouraged to join the Board and that he never volunteered for anything. He initially didn't want to work all week but he now comes in every day. He enjoys meeting with residents and his door is always open.

Joanne Hill asked Pauline if she would like to add anything. Pauline said, not really. But she said she was told to listen to people for two months and not speak. Joanne Hill said no, we want your opinion. Marlene Newman said the attorney told her for the first six months you listen and learn. Anna Bender said that she met Pauline at a board meeting and was very impressed with her. She asked if Pauline would tell us about herself and her background. Pauline said she and her husband purchased a home here in LW in 2004 and were snowbirds until 2014. She has been married for 62 years; has three children; four grandchildren and four great grandchildren. She has been working in our administrative office for quite some time and was the recording secretary several years ago. She was the counsellor/investigator for the Postal Service for 22 years in three states and investigated sexual harassment issues, civil rights and discrimination complaints. Marlene Newman told us that Pauline is a wonderful worker and a plus to the Board. Joanne Hill welcomed Pauline to the Board. Members of this Board do not take our positions lightly. We look at resumes, we discuss them. We take our positions very seriously. We are invested in LW; we all live here and we want the best for this

Community and we do our best to make sure that it runs as smoothly as possible. We are not perfect but we do our best for every single one of you.

Good and Welfare: Keven Kane: Asked about the email blasts. Program is great and functional. Do we have an ETA: Joanne Hill said in the next issue of the newsletter there will be a form for you to fill out. Jeff Bender said we will have posters, go on our website. We will also be asking for up dated information for our database. Keven asked if we will collect dates within a week or so. Jeff Bender said it should be shortly. You must sign up and will get a welcome email. Keven asked about texts. Jeff said that was a separate issue and he is working on that. There is quite a bit of money involved with texting. Rosemarie Demmons said that the sign up form will also be included in our application form for new residents. Jeff said there is no cost to anyone receiving the email.

Renee Iaconna truly thanked the Board for their service. She has helped Rosemarie in her office. Then asked about the sprinklers – they hit her window in the middle of the night. Joanne said she must speak with Barbara Bucci. 2. Can we list the times the clubhouse and pools are open on 8001. 3. Is that workshop meeting on Friday open? Yes and it is about amendments. 4. Her screen posts are rusting. Joanne said you are responsible as you are in a single family home. 5. Received a letter from FPL about water line insurance. Joanne said throw it out. She also said that Lauderdale West takes care of the water line from the meter to the house and the City take care of the line from the meter to the street. 6. She asked if we will be having another meeting regarding Blue Stream? Joanne said yes at some point down the line. Renee said her AT&T special rates are expiring before Blue Stream takes over. She wants to know what she should do. Joanne Hill said to call AT&T to see if they will extend those rates. She also stated that we originally thought our contract with AT&T was expiring in October of this year by they have extended that to the middle of May of 2020. We now have more time to deal with Blue Stream. The two attorneys are working on the contract. Cable TV should be to mid-May, 2020.

Jeff Fleisch wants to know what the process of addressing a reprimand before a letter is sent out. Marlene Newman said that when she hears about a violation, she calls the individual to discuss this violation. We need a picture and fines will be involved. Jeff said when you get a legal letter regarding a fine that was incorrect. Marlene said that sometimes a mistake was made. Micki Gaughan asked that when a complaint comes in, do you investigate? Marlene said we take pictures and go to property. Jeff said that his neighbor got a letter about dirty bricks around his home and that the Board needs to look at their own house. It's filthy around the clubhouse. Johnny said that there needs to be a beautification campaign and these discrepancies need to be addressed. Joanne Hill said that if you don't like what's going on that next year put in your intent to run for the Board. Linda Ciasca asked what the next step was when you received a letter. Is there a rebuttal process? Joanne Hill said absolutely. You speak with whoever wrote the letter. If you have information that it is not correct. Linda said there was apparently a give and take.

Nick Sortel, Plantation City Council, this meeting is special because in five years he's moving here. Obviously, I care about public safety. Please put the Plantation non-emergency number in your phones. That number is 954-797-2100. The police want you to call. If you see something, say something and call the police. Nick's phone number is 954-498-5337. If you need me, call. Pinky Trapani: it's true, she called the police for a dog bite and the police came within five minutes. Johnny McLean said he is glad to see you after the election.

Debbie Scott. 1. She lives in a fourplex and was written up and she came into the office and worked it out. 2. At the last amendments the Board asked people to go out and help get them passed. Most people she saw said she doesn't care about them. If we want things passed, we will need to go out and speak with your neighbors. It's important, you live here.

June Asaro asked about registering pets and shots. Micki Gaughan said that we ask for rabbi shot information, tag numbers. Anna Bender asked if LW has tags. Joanne Hill said we did have tags and we will look into it.

Steve Taylor, night watch security. As of the end of the month he is retiring from his position.

Keven Kane. Thank you for bringing up the idea of a beautification project. It is very good for the Community. It will increase the value of our homes. The gardens out front need some improvement. Johnny McLean said that our workers are very busy right now and we need to be on a schedule. Joanne Hill said that EDJ planted the flowers. Keven asked if we could use wood chips. He asked how Johnny views wood chips. Johnny said we are trying to beautify the Community. Some of the responsibility rests on the owners to keep up their property. Awnings need cleaning. Any problem with the private roads, please let Johnny know. Plexes have too many parking spaces in too little space. We are going to make sure this clubhouse and each home look excellent. Joanne Hill stated that we did spent \$750 for flowers and in three days the iguanas and lizards ate them. As far as wood chips are concerned, they attract bugs and termites.

Herb Slocum spoke about his roof and additional charge for replacement. Joanne Hill asked if Herb was speaking about the flat deck and he was. She said that if the developer installed the flat deck, the Association was responsible for replacement but if the owner installed it or enlarged it, than the owner was responsible for that portion. Joanne suggested that we'll talk to Barbara Bucci about it. Herb said that the landscapers broke his awning and have not fixed it. Joanne asked if the awnings were not fully opened – opened only half way and Herb responded that was correct. Joanne stated that since this was a personal matter and to see her after the meeting.

Anna Bender owns a home and wanted to put plants on her property but was told she had to obtain permission. We want to beautify our property. Jeff Bender said we own three feet around our home. Joanne Hill said no, that is not true. The Association owns that property but we allow you to plant within three feet from your home. Joanne said that we need to be sure your are planting the correct plants and staying within the three foot area, making sure it drains properly as we don't need the water draining toward the house. Anna said the back of properties look naked; there is nothing there. It makes sense that we should be beautifying the area. Joanne said the owners should come in and do the right thing. We are trying to alleviate the problem of people planting whatever and wherever they want.

Linda Ciasca has a single family home and had a leak. Maintenance repaired it. Now she has uneven ground between the two houses. Has gully and has asked Doug to level it out. Is that the Association responsibility? Joanne Hill said there is supposed to be a gully so the water will not settle against the house. Joanne said she will ask maintenance to take a look at it.

Elvira Wilkie has some suggestions for the beautification project. At the last meeting she said that 250 roofs were to be cleaned. All the roofs on the houses across the canal from her are black. How are we identifying the roofs that are being cleaned, is there a per-month quota we are trying to meet and she understands that we do not want anyone on the roofs except authorized individuals. She proposes that we talk to the roof cleaners and see if they would clean a roof and the owner would bear the cost. How do you determine which roofs are scheduled to be cleaned. Johnny McLean said that roofs that were replaced in 2014 and 2015 can be cleaned now. Newer roofs cannot be cleaned. Joanne Hill said we can speak with the roof cleaning company to determine a cost for homeowners. She also said that if you have a new tile roof which is four years old or newer, that roof cannot be cleaned because of the sealer on the tiles. If the roofs

are five or more years older, they can be cleaned. We are having 90 new tile roofs cleaned this year and about 120 old tile roofs. They try to pick out the dirtiest ones. Elvira said she would get Joanne the addresses of the roofs across the canal from her. As far as shutters are concerned, we should clean them and bill the owner. Joanne said that there is a new gentleman volunteering to go through the Community and letting us know and we will send letters. Elvira cleaned her awnings with water and comet.

June Asaro used to have paperwork in her office regarding plantings.

Louie Agnone asked about the olive tree that drops leaves, etc. on his roof. Every four months his roof should be cleaned. Joanne Hill said that the City will not allow us to remove a tree unless it is dead or dying. We will not be able to clean your roof every four months.

Linda Owen would like to adjourn this meeting. Joanne Hill said that we must give everyone their say.

Rhoda Berman asked who is responsible for roofs due to hurricane damage. Joanne Hill said that the owner is responsible and they must carry hurricane insurance. Rhoda said who is responsible for repair. Joanne told her that LW will have their contractor repair or replace the roof due to hurricane damage. Rhoda said that we have to give the Association their insurance money but that LW would cover the deductible. Joanne said that she has always known it to be that the owner is responsible. Joanne said what if you decide to have hurricane insurance with a \$20,000 deductible? That would make LW responsible for the entire cost of replacement. She didn't think so. LW carries insurance on the plex buildings and hurricane coverage as they are condominiums. Jeff Bender asked why isn't their HOA fee higher because we cover the roofs. Joanne said that LW is responsible to replace the sfh roofs and that money is in our maintenance. It is costing us a lot of money to replace the tile roofs. Linda Owen said that if your roof was not torn off due to a hurricane then you would get a new roof when yours wears out.

Elvira Wilkie asked why can't you we talk at the meeting about which roofs are being cleaned or replaced. Micki Gaughan said that we do. That's the report that Audrey Hermelin gives us at each meeting for roofs that are being replaced. Elvira was speaking which roofs are being cleaned. She doesn't believe that roofs are being cleaned. What are the addresses and why aren't we doing them quicker? Joanne said we have a budget. We can certainly increase your maintenance by \$100 a month and clean each and every roof but we try to keep our maintenance fees in check. Granted, there may be a roof or two that we miss. George Hill our painting chairman travels throughout the Community and picks roofs that need to be cleaned. During the year some roofs may need to be replaced or repaired so other roofs may be substituted. Elvira said for the aesthetics of the Community and property values, it is something that interests her. Joanne said she would try to get a list to Elvira of the roofs that are being cleaned this year.

Motion made by Micki Gaughan to adjourn; seconded by Rosemarie Demmons. Vote taken: all yes. Meeting adjourned at 9:20 PM.

Respectfully submitted:


Joanne Hill