

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 10, 2019
ADOPTED JUNE 24, 2019

MEETING opened by Jennie Lipari, President, June 10, 2019 at 7:00 pm with a salute to the flag.

A special guest, Daryl Radziwon, Crime Prevention, Plantation Police Department, informed residents on safety precautions and answered many questions posed by the residents that attended the meeting.

Roll Call was taken by Marlene Newman: Present were Jennie Lipari, Joanne Hill, Rosemarie Demmons, Hal Spector, Marlene Newman, Pauline Gosselin, Barbara Bucci, Audrey Hermelin, Johnny McLean and Kristi Woods. We have a quorum.

President's Comments:

- 1.** Security: Maintenance personnel will be getting new colorful shirts and caps. They have been issued ID Badges and told if they do not wear them, they will be sent home without pay. LW will never send any maintenance person to a home without a work order or a phone call first.
- 2.** Thank you to Joanne Hill for her excellent coverage of the board meetings on May 15th and 29th.
- 3.** Night Swimming: Our research is complete. We have received three (3) bids for the installation of "in pool lighting" that is required by the City of Plantation. Now, the board is considering two (2) options.
 - A) Replacing the entire pool light housing (40+ years old) at a total cost of about \$8000 or
 - B) Changing the bulbs, only, at a total cost of about \$2500 but putting the aged pool light housing at risk for future problems and leaking which may cost more in the future.

The Board is still discussing the issue but because it is not an item in our present budget or an emergency, we may continue discussing this item when we plan our 2020 budget and correct the problem in January.

- 4.** Animals: Lauderdale West is still a pet free community as per our docs. The recent amendment did not pass. All animals that are required for comfort and/or service, must be registered with the Association. Dangerous Animals that are service or comfort animals can and will be removed from our community in accordance with Florida Law. The City of Plantation requires that all animals be vaccinated, licensed and if you see an animal off the leash or on a run leash, please call the police and they may issue a summons and the owner will pay a fine. If they decide the animal is dangerous, they may have that animal removed.

- 5. Amendment:** Letters will go out soon for two (2) new amendments that the board believes would be positive for the community. Please read them carefully and vote yes for them to pass.
- 6. Patio:** Plans are going forward with our new patio being located on the former basketball court. We are waiting for painting estimates before we can begin construction. As you know, we have received very generous donations for two (2) beautiful and expensive picnic tables from the Lauderdale West Social Club and SCI, our roofing company.
- 7. Newspaper:** Joanne Hill and her newspaper team have done a wonderful job with the last issue which was very updated and informative.
- 8. Lobby Renovation:** Money for the renovation of the clubhouse lobby is available in the reserves. This money can only be used for the lobby renovation. We are working with a decorator to create a plan. When the plan is available the board will be set up in my office for your information.

Unfinished Business:

Status of telephone directory: Joanne Hill said the final draft is out for print. Should be receiving the directories in a couple of weeks. Residents will need to bring in their ID's to pick up a directory.

Status of Lauderdale West Parking Lots resealing and resurfacing: Johnny said they are still waiting for permits.

Status of LW dock repair at main clubhouse: Kristi said she spoke with supplier. Only one supplier in Miami. Waiting on a delivery schedule for the materials.

Status of Satellite Restrooms: The men's restroom is completed. Work will begin on the women's restroom.

New Business:

Joanne Hill made a motion to approve the expenditure of \$33,000 to update the main clubhouse lobby. The money is in the current budget and the contract has been reviewed by the Lauderdale West Attorney. Seconded by Kristi Woods. Vote taken. All yes. Motion approved.

Joanne Hill made a motion to approve the expenditure of \$670 per month to replace three (3) copiers we currently have with more efficient copiers, at a savings of \$39.00 per month. This is with our current vendor (Fast Forward) and the contract is in the hands of the attorneys. Seconded by Kristi Woods. Vote taken. All yes. Motion approved.

Meeting Rooms: No room rentals currently.

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

Sales: 7-0037 1161 NW 84th Ave

7-0515 8637 NW 12th St.

8-0624 8225 NW 12th Ct.

Lease Renewal: 7-0534 8551 NW 12th St. 6-15-19 to 10-14-20

8-1154 8932 NW 12th St. 6-28-19 to 6-27-20

All met the criteria, and everything is in order. Seconded Marlene Newman. Vote taken. All yes. Motion approved.

Modifications: Kristi Woods made a motion to accept the attached modification report. All met the criteria. Seconded by Joanne Hill. Vote taken. All yes. Motion approved.

Roof Report: Audrey Hermelin gave us the attached roof report.

Announcement of Parties and Shows: Sons De Cuba will be performing on Saturday, August 17th. Reserved seats go on sale Monday, July 22nd. \$10 for residents, \$17 for guests. Lauderdale West Social Club is having a July 4th Hot Dog Party. Tickets are on sale. Cost is \$7.00. Labor Day Party August 31st. Tickets go on sale sometime in July.

Report of Officers and Committees:

Joanne Hill: On July 8th, Joel Gordon, Deputy Chief of the Plantation Fire Department, will be giving a presentation on Hurricane Preparedness prior to the Board of Director Meeting at 7:00 p.m. We will be conducting a food drive for the Veterans as we did last year. Joanne asked **Pinky Trapani** to elaborate. She said that last year the Veterans Food Drive conducted by herself and Micki Gaughan was successful in that we collected \$1800 worth of food for the Veterans Pantry. We have flyers for the needed food items. Please do not donate outdated food. We need up to date food items. Joanne thanked Lana, Connie, Arlene and Lilianna for their hard work on the newsletter and said that they did all the work, she was there for moral support.

Hal Spector: Please consider putting your maintenance payments on auto pay. It eliminates a lot of problems.

Pauline Gosselin: Reminded anyone wanting to attend the Plantation City Council Meeting on June 12th to let her know. Joanne Hill is our bus driver and a very good one.

Johnny McClean: If you have a termite or ant infestation, you need to let Maintenance know so that they will issue you a work order. Turn around time is one (1) week.

Kristi Woods said that residents need to get connected to us. Please sign up. Once we send you an email, you need to opt in or out. We are up to date as of today. We go out of our way to have residents informed.

Good & Welfare:

Elvira Wilkie wants to thank the board for the work on the pool. Gave a suggestion on fencing in the new patio area.

Renee Ilicano said to use Terro for ants. Can be purchased at Home Depot.

Motion made by Joanne Hill to adjourn; seconded by Kristi Woods. Vote taken. All yes. Meeting adjourned at 8:25 p.m.

Respectfully submitted:


Pauline Gosselin

Recording Secretary

MODIFICATIONS – BOARD MEETING 6/10/19

8-1261	9011 NW 13 St.	impact windows/sliding door
8-0822	8539 NW 12 Ct.	impact windows/sliding door
8-1151	8961 NW 12 Pl.	impact windows
8-0629	8228 NW 13 St.	widen driveway
8-0967	1530 NW 87 Ter.	impact windows/sliding doors
8-0981	8591 NW 17 St.	side garage door
8-0843	1421 NW 86 Lane	garage door
8-1176	1150 NW 89 Ave.	accordion shutters

8590 NW 17 Pl	Tile roof + flat deck	18,225
9611 NW 13 St	" "	18,225

Repair

1601 NW 87 Lane	600
1600 NW 87 Turn	350
8538 NW 13 Ct	350
1181 NW 88 Way	350
8209 NW 13 St	1,495
8820 NW 17 St	1,450