

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 25, 2018
ADOPTED: AUGUST 8, 2018

MEETING opened by Joanne Hill on July 25, 2018, at 10:05 AM with a salute to the flag.

Joanne Hill took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Micki Gaughan, Hal Spector, Audrey Hermelin, 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 Meetings of July 11, 2018. 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 July 11, 2018. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

Barbara Bucci gave us the maintenance report as follows:

- John and Danny in our Maintenance Department are fixing 15' of soffit on 14th Street. A general contractor gave us an estimate of \$2,500 and a contractor an estimate of \$1,000. We are saving money doing the work in-house.
- John removed all the director name signs which were on our office doors and put them to the right of each door. The will be back to remove the glue on the doors. Joanne Hill said that when the doors are open, people actually come into the office to read the name signs.
- Our crew painted all curbs, carstops and parking space lines at both clubhouses. They are also painting the carstops at the plexes and will be painting the parking spaces lines thereafter.
- They repaired several sewer backups and a water line break. There was a 4" water main break on 17th Street which the City fixed. They had to remove a portion of the driveway but the City will repair that.
- The annual inspection of all fire extinguishers was completed and the City Fire Marshal will be out before the end of the month for his inspection.
- Our maintenance crew has begun remodeling the restrooms at the satellite. We have no completion date as yet as other important issues may arise.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that she met with Gary Cox and Barbara Bucci last week and Gary believes they will be complete Phase III by the end of this month and begin Phase IV.

Status of telephone directory: Micki Gaughan stated she was starting up again.

Status of LW private road resealing: Hal Spector stated is was in the works. Kristi Woods said that Sam Normandia started this project and asked Hal if he could get info to us by the end of this month or August as we will soon be in season. Hal thought that was an excellent idea. Barbara Bucci mentioned that a lot of parking spots at plexes are too small. Hal agreed and said that was part of the proposal. Kristi mentioned that a resident brought in photos of pot holes in the City streets and said that he went to the City. She gave them to Doug who spoke with the City engineer. The City took care of them. Joanne Hill said that they also fixed the swales. Barbara said that Doug called the Public Works Dept. Hal asked if anyone had the names of City engineers, etc., he would be like to have that information.

Status of LW parking lot resealing: Hal Spector said this is in the same project as above. He is open to suggestions and ideas.

Status of LW deck repair at main clubhouse: Kristi Woods said that while it was originally on this agenda, Hal had some questions and she is gathering more information.

Status of upgrade of LW Security Camera System: Joanne said this is under New Business.

New Business: Kristi Woods made a Motion to approve the expenditure of not more than \$35,000 for the purchase and installation of a replacement security camera system for the main and satellite clubhouses & pools, by Core Security Systems, LLC., pending the approval of the contract of the LW attorney. Seconded by Audrey Hermelin. Kristi stated that Sam N. started this and had received three proposals but narrowed it down to two: Core and Computer Maintenance. There is a difference in pricing. Joanne and Kristi discussed the proposals and we felt that Core has been servicing us for many years and are here the instant we need them. Our recommendation is to continue with Core as above. In the proposal it states all cameras will be in their current locations unless directed otherwise. Joanne and Kristi will look at the cameras to see if we need to move or add more. Core will use the existing wiring. Barbara asked if these were digital cameras and they are. Audrey said that Core has been very reliable and agrees to use them. Vote taken; all yes. Motion approved.

Director's Reports: Hal Spector: We saved \$17,000 on the FP&L On-Call program.

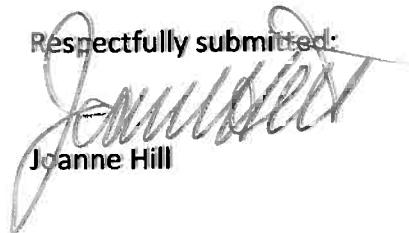
Audrey Hermelin: A thank you to Henry and Cindy for helping in the library by packing and moving 23 cartons of books which will be donated to the Salvation Army. They will only take 10 cartons of books at a time. Ken and Marion Zeglar are personally taking the other boxes to the Salvation Army and Audrey wanted to thank them and all those who donated books.

Marlene Newman: She does not go on Facebook but understands that people are so negative and wants to know why they do not volunteer? She also does not know how Barbara can take such abuse. Hats off to our Board.

GOOD AND WELFARE: NONE.

Motion made by Kristi Woods to adjourn; seconded by Micki Gaughan. Vote taken: all yes. Meeting adjourned at 10:35 AM.

Respectfully submitted:



Joanne Hill