

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

MEETING opened by Joanne Hill on August 1, 2018, at 9:40 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. Arline Marcus attended the meeting via telephone. We have a quorum.

Joanne Hill announced that the Board would be appoint two new directors today to fill the two vacant positions. We have five individuals and I want to say that we are going to have a secret ballot and no one is going to know who is voting for whom. Linda Owen and Donna Brodsky are going to count the ballots for us. We are all going to vote for two people. Arline will tell us her vote and we will put the names in the box. Joanne wants to thank those five individuals who supplied their resumes for the Board. She also asked if those that are not appointed would please continue to volunteer as we do need their help. Joanne mentioned that we are a democracy here and the majority rules. She went on to say that pursuant to Florida law when there is a vacancy on a board, the remaining board members appoint individuals to fill that vacancy. It is not a vote of the entire community. We are submitting two names to fill the two vacancies. Linda Owen stated her understanding that she was only going to announce the names of the individuals receiving the two highest votes and not all names and number of votes. Joanne indicated that was correct. At this point the directors voted, Linda collected the ballots and she and Donna removed themselves from the room and proceeded to count the ballots. While awaiting the final count, we continued with the agenda.

Motion made by Micki Gaughan to approve the hiring of Vinyl Revival Band to perform at our February 9, 2019 Valentine's Day Party. Seconded by Kristi Woods. Discussion ensued. Marlene Newman felt that the cost of \$2,500 is too much money to spend for party time and that people like a DJ. There was a rule that residents could not be paid by LW. There were four other bands that were turned down because of that rule as well as Bob Newman who used to teach a driver's ed class. Why are we switching the rules. It is not in the docs and backing into a driveway is not in the docs but was made an issue. Barbara Bucci stated when she first came on the Board and was in charge of entertainment, they had a band every party time at a cost of \$1,500. DJ's charge between \$500 to \$700. Band charges \$2,500 and they are terrific. Barbara stated that there is nothing in the docs regarding this. We have saved a lot of money over the years by having DJ's and we have it in our budget. Marlene said she could understand doing something extra for New Year's Eve. Barbara thought Valentine's Day was a good time for the band. Arline Marcus said that just because we have plenty of money doesn't mean we have to spend it. Marlene said that she works very hard with organizing the party time events and everyone agreed. Arline also said that we get plenty of people at last year's Valentine's Day and everyone was happy and loved it. Kristi Woods said that while some people like DJ's, a lot of others would prefer a live band. Micki Gaughan said that it was nice to change things around from time to time. Rosemarie Demmons said that a band at New Year's Eve was a lot more expensive than the \$2,500. Marlene still feels that \$2,500 is too expensive. Vote taken: 5 "yes" (Hal, Kristi, Rosemarie, Barbara and Micki); 3 "no" (Arline, Marlene and Audrey). Motion approved.

Linda Owen and Donna Brodsky returned with the ballot count. Linda Owen told us the top two names are Jennie and Johnny. Joanne asked Jennie Lipari and Hardley "Johnny" McLean to stand. We all applauded.

Joanne Hill swore them in to uphold the documents and rules of LW and the laws of the State of Florida. Jennie and Johnny joined the Board.

Joanne reiterated that she hoped that those who were not voted in would continue to volunteer at their positions and maybe more. She thanked everyone.

Joanne Hill spoke about Rules and Regulations. We have a Guide to Living in LW. That needs to be updated. She spoke with Steve Weinberg about these and he said they were very extensive. He would like us to take a look at what is missing. Joanne asked him about rules that were not written, such as paying residents in LW. Steve said there is nothing written about that and it is a Board decision. Rules and regulations can be changed if a majority of the Board so chooses. Rules need to be written. Joanne has the Guide to Living and others from different communities. We need to start working on these. Rosemarie would like to have a criteria for buyers as we have nothing written at present except for a motion for a minimum credit score of 720. Kristi Woods concurs and this is one of the first issues we need to pass. Joanne will speak with Steve Weinberg to find out what other communities require. Discussion ensued regarding background checks; criminal records; Federal law with respect to discrimination; what type of criminal record, policy manual and rules and regulations, etc. Joanne suggested each Director write down what they do such as modifications: window frames white, doors white, etc.

Jennie, who was the president on a board at her previous residence for 7 years, volunteered to head the Rules and Regulations Committee. Dennis Hole agrees to assist Jennie.

We sang Happy Birthday to Micki.

Micki Gaughan made a motion to adjourn. Seconded by Kristi Woods. Before we voted, Joan Jurgens in the audience asked our new directors what their qualifications were. Jennie: was a nurse practitioner and paralegal. She was president of her HOA board for 7 years prior to coming to LW. Johnny: diversified background; accountant/auditor for 17 years; US Immigration office – 26 years with customer and border protection and ICE; determine admissibility of immigrants; criminal background checks; internal auditor; background analysis; interviewer. Retired 5 years ago but was called back part time for three years. Worked at Miami International Airport. Expertise for board: review background checks; accountant.

Hal Spector said that Jennie and Johnny must attend a board member course. He will obtain dates.

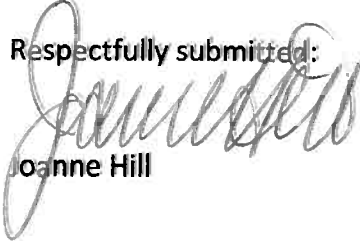
Joe Asaro suggested we put something in the paper and on TV about our residents over 100. Specifically, Sal Esposito, WWII veteran, who will be 103 this month. Marlene Newman said that the family has to do that. Micki Gaughan will contact the Sun Sentinel.

Diane Siegel asked about the amendments. Joanne Hill told her that sadly nothing passed. We are hoping to do one amendment to change the total percentage of votes we need. Currently our docs say we need 66 & 2/3rds votes to pass. If our docs said 55%, all amendments would have passed. We will be visiting this again in the next month or so. Carol Sword believes 55% is too low. Kristi Woods said that it was 75% and then it was reduced to 66 & 2/3. It is at the suggestion of our attorney that we consider lowering the percentage as other communities have reduced it to 55%. The attorney points out to us that it does not create a problem. We have to go on the advice of our attorney and we do discuss this among ourselves. Micki Gaughan said we had a great majority of owners in favor of passing them but because our percentage was so high it did not pass. Joanne mentioned that over 70% of the people who voted wanted the changes. She also said her article in the next newsletter will give us the figures and percentages. Micki said that there are also

two spreadsheets in great detail. Audrey Hermelin said we must take an aggressive approach in the beginning: going door to door, etc. Don't assume people are going to vote. Joanne said that we did learn a lot by doing this which we will apply the next time around.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 10:30 AM.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Joanne Hill", written in black ink.

Joanne Hill