

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 2018  
ADOPTED – OCTOBER 10, 2018

MEETING opened by Joanne Hill on September 26, 2018, at 10:10 AM with a salute to the flag.

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

Motion made by Kristi Woods to waive the reading of the Minutes of the Board Meeting of September 12, 2018. 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 Kristi Woods to approve the Minutes of September 12, 2018. Seconded by Jennie Lipari. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Joanne Hill told us that it is being worked on. Kristi Woods mentioned the holes in the lawn in the area of Campanelli and Joanne said this is where they are working. Hal Spector asked for a watering schedule and that as we are coming up onto the dry season, suggested that the sprinklers should be put on during the daytime so residents can see that the system is working. Kristi Woods said her sprinklers come on every Monday and Thursday at 9 am.

Status of telephone directory: Joanne Hill said that Micki Gaughan told her she has sent the residents information to the printer and we are moving along.

Status of LW private road re-sealing and parking lot re-sealing: Johnny McLean told us he has contacted seven contractors and has two estimates – one complete and one partial.

Status of LW deck repair at main clubhouse: Kristi Woods said that we are trying to resolve one issue regarding the safety of the dock and is working with the two engineering companies. Rosemarie Demmons asked is this had to do with the pilings. Kristi said yes it was.

Audrey Hermelin asked about the hole on 85<sup>th</sup> Avenue. Kristi said she has called Public Works Dept. and mentioned that and that there is a hole by her home as well. Audrey asked if we should call a TV reporter and Kristi said if she wanted to, why not.

New Business: Kristi Woods made a motion to approve a two year contract with Converged Services, Inc. (CSI) for consulting services in connection with our bulk cable TV services. Cost to be 15% of the signing bonus given to us by the cable provider. Seconded by Johnny McLean. Joanne Hill told us that our current contract with AT&T will lapse in October of 2019. She also said per our current contract, we can extend it for another year. We have used CSI for our current cable company. Joanne told us that there are several newer providers out there that we must investigate. Jennie Lipari said we must concentrate on re-wiring. Joanne said that AT&T is interested in re-wiring our community with fiber-optic cable. Barbara McLean suggested we beware of smaller companies. Rosemarie Demmons asked if we had any idea what the fee would be. Joanne said that we have negotiated a graduated fee schedule. A question was asked about internet service and Joanne said that we were also looking into that as well. Vote taken; all yes. Motion approved.

Kristi Woods made a motion to approve a three year contract for our annual audit with Guy Strum, CPA in the amount of \$12,500.00 per year. Seconded by Jennie Lipari. Joanne Hill elaborated on this in that we were given an option for a one year contract at a cost of \$13,000 or a three year contract for \$12,500 for each year. She also said that Mr. Strum has been preparing our audits for many years, he knows our finances and she has the utmost confidence in him. Vote taken; all yes. Motion approved.

Kristi Woods made a motion to approve the expenditure of not more than \$11,000 for the purchase of one Kubota RTV500-H utility vehicle from Growers Equipment, Inc. Seconded by Audrey Hermelin. Joanne Hill said that we desperately need a new cart as an old one has been band-aided for years and has now died. Vote taken; all yes. Motion approved.

Discussion was had regarding a new pest control contract. Joanne Hill said that we currently use Dead Bug Edwards and that Micki Gaughan had received four quotes for services. The three additional quotes are much higher than what we are currently paying. Micki gave us a spread sheet of those quotes at our last meeting. Kristi Woods stated that she has spoken with Micki, who is not here today, about these companies and, while we have had a few glitches with Dead Bug Edwards (DBE), she has spoken with the owner and believes they will be addressed. Kristi said that since we have been using DBE and they have been treating the outside of our homes, the need for inside spraying has been greatly reduced. She has also spoken with Edna at maintenance who said that the number of phone calls for pest control has been reduced as well. If DBE does not perform up to our standards, we have a thirty day out clause in our contract and we can move on to another company. A consensus was taken and all directors were in agreement to continue with DBE. Hal Spector was asked to put a motion on the next agenda for this issue.

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

Sales:	8-0679	8208 NW 16 St	
	8-0930	1590 NW 85 Ter	
	8-0944	1190 Campanelli Drive W	
	8-1084	8831 NW 14 ST	
New Rental:	7-0236	8546 NW 10 St	10-1-18 to 9-30-19
	8-0670	8225 NW 15 Ct	10-1-18 to 9-30-19
Lease Renewals:	7-0042	1143 NW 84 Ave	10-1-18 to 9-30-19
	7-0216	1050 NW 85 Ter	8-1-18 to 7-31-19
	8-1306	8851 NW 10 PI	10-15-18 to 10-14-19

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

Modifications: Kristi Woods made a motion to approve a modification for unit 8-1044; 8821 NW 15 ST for a patio and pavers. All paperwork is in order. Seconded by Johnny McLean. Vote taken; all yes.

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

1230 NW 85 Ave	Tile Roof & Flat Deck	\$16,568.00
8950 NW 12 PI	Tile Roof & Flat Deck	\$16,568.00
1015 NW 90 Way	Tile Roof & Flat Deck	\$16,568.00

Hurricane Irma Replacements - Plexes:

8671-73 NW 10 PI	Single Roof	\$14,503.50
8531-33 NW 11 St	Single Roof	\$14,503.50
8631-33 NW 11 St	Single Roof	\$14,503.50

8650-52 NW 11 St	Single Roof	\$14,503.50
1051-53 NW 87 Ave	Single Roof	\$14,503.50
8560-66 NW 12 St	Single Roof	\$25,650.00

Barbara Blake stated that an insurance adjuster came to a friend's plex and inquired about gutters. Barbara asked if insurance is going to pay for gutters for plexes. Joanne Hill said that we are certainly negotiating for those.

Announcement of Shows: Joanne Hill said that our next show is on Saturday, October 13<sup>th</sup> at 8 pm with Motown Magic. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Marlene Newman told us that a friend in Delray Beach show Motown Magic and said they were terrific and that she paid \$20.00 a ticket. Joanne also told us of our Halloween Party Time on Saturday, October 27<sup>th</sup> at 7:30 pm. \$5 for residents/\$7 for guests. Tickets will go on sale Monday, October 1<sup>st</sup>. Movies are shows on Thursdays at 2 pm and on Saturdays at 8 pm when there is no show or party time.

Director's Reports: Audrey Hermelin suggested we go to the library and look at all the new books. She also thanked everyone for contributing books and for the ladies that assist her.

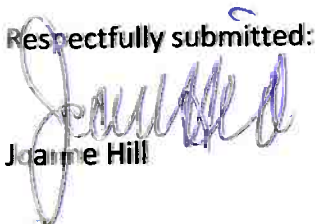
Marlene Newman told us there will be prizes for the best costumes at the Halloween Party Time.

Kristi Woods mentioned that we previously approved a motion to upgrade our security cameras at a cost not to exceed \$35,000.00. In the mean time we have added four new cameras. Therefore, we need to modify the previous motion for the cost not to exceed \$37,000.00. Kristi also stated that the new cameras are currently being installed.

Marlene Newman stated she investigated Sirius radio and for the cost of \$137.00 a year we can have that at our pool. She would like to add to the next agenda. Joanne Hill asked if Sirius knew this was for a commercial operation. Hal Spector said that we have a license for music. Kristi wanted to know what the difference is between Sirius and the radio we now have. Marlene said that we can be more specific with the types of music. Hal mentioned that that we can also shuffle stations. Kristi asked for something in writing to review.

Good and Welfare: Pauline Gosselin asked about our phone system. Kristi Woods has one quote for new phones and is awaiting another which she should have before the end of this week. Rosemarie Demmons said that we have had this problem since switching over to Comcast. Kristi told her that that was not the problem. The problem is that we have old phones with new technology. Kristi went on to explain that all new technicians are not trained on the old POTS – plain one phone system – because it is so outdated. Kristi has had one of the new phones for several weeks and she is not having any problems with it whatsoever. There is no static or background noise with the new phone. Audrey Hermelin asked what the cost would be and Kristi said once she receives the second quote, she will let us know.

Motion made by Kristi Woods to adjourn; seconded by Johnny McLean. Vote taken: all yes. Meeting adjourned at 10:50 AM.

Respectfully submitted:  
  
 Joanne Hill