

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

MINUTES OF BOARD OF DIRECTORS MEETING

WEDNESDAY, FEBRUARY 27, 2019

MEETING opened by Rosemarie Demmons on February 27, 2019 at 10:05 am with the salute to the flag.

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

OLD BUSINESS:

Status of Irrigation Upgrade: Barbara Bucci reported that she and Joanne Hill went on a wet check in phase 3 – which is almost complete. Hopefully, by the end of March the entire community should be finished with the irrigation upgrade.

Status of the Phone Directory: Micki Gaughan reported that the residents' section has been proofed and sent in to the printer. We are just filling some empty pages, which needed to wait until resident's section is complete. The phone directory will go to print in March.

Status of Clubhouse window repair/caulking project: Johnny Mclean reported that the contract has been signed for the repair of all exterior windows and the re-caulking of the interior windows in room 113.

Status of LW parking lots resealing/resurfacing: Johnny Mclean reported that the contract has been signed however we need to do modifications to add LW phase 4 park. Waiting for estimate for park, pending permit.

Status of LW Dock repair at Main Clubhouse: Kristi Woods reported that the contractor is going to the City for permits. We are looking to spiff up the entire area around the deck, including the gazebo-like structure. From here on in, we will do preventive maintenance to avoid a problem like this again.

Status of renovation of the LW Satellite Clubhouse Shower/Restrooms: Barbara Bucci reported that the renovations are at a bit of a standstill as there have been a number of other issues the maintenance guys needed to do, especially water main breaks. Please remember that they are doing this renovation in between jobs. The men's room is almost completed and they will start the ladies' room.

Status of 48 tree plantings mandated by City of Plantation: Barbara Bucci reported that the new trees are being watered everyday, as per instructions for 1 more week. They will then be watered every other day. Matt from the City needs to check them before we can close out this permit. Some trees have bugs attaching themselves to the trees. We are trying to save some of the trees by doing root fertilization. The City mandates that we plant field grown trees which are difficult to get due their lack of availability because of the number damaged by hurricanes.

NEW BUSINESS:

1. MOTION was made by Jennie Lipari to assess the following fines to Unit No. 8-1373 Karl Payne, Address: 8870 NW 10 Ct. Specifically in violation of the Election Resolution of the board of Directors of Lauderdale West Community Association No. 1, Inc., Dated November 7, 2017.
 - (a) "Election signs shall not be placed upon any property more than ten (10) calendar days before the election date to which they relate.
 - (b) All election signs shall be removed within seven (7) calendar days following the election date to which they relate
 - (c) No Political/election flags may be attached to any residence building and unpermitted flags shall be subject to immediate removal by the Association".
2. The Board of Directors will assess a fine of \$300. This is One hundred dollars (\$100) for each violation accruing from January 9, 2019 through February 9, 2019 and will continue to accrue up to the maximum allowed by law.
3. The Compliance/Grievance Committee will be scheduled to meet and discuss this fine. Mr. Karl Payne will be notified in writing of the date and have the opportunity to present information regarding the above violations.

Seconded by Kristi Woods. Vote taken: unanimous yes. Motion approved.

MOTION was made by Johnny Mclean to approve the expenditure of not more than \$13,000 for the repair/re-caulking of the windows & doors of the Main Clubhouse with MD Caulking, Inc. Seconded by Kristi Woods. Vote taken: Unanimous yes. Motion approved.

Micki Gaughan stated there were no requests for room usage.

SALES & RENTALS: Rosemarie Demmons made a MOTION to accept the following:

Sales:	7-0039	1151 NW 84 Ave	
	8-0629	8228 NW 13 St	
	8-0843	1421 NW 86 Lane	
New Lease:	7-0399	8660 NW 10 Ct	3/01/19 to 2/28/20
	7-0414	8651 NW 10 PI	2/15/19 to 2/14/20
Lease Renewal	7-0342	8555 NW 10 St	2/15/19 to 2/14/20
	7-0534	8551 NW 12 St	2/15/19 to 6/14/19
	8-0775	1701 NW 85 Ave	1/15/19 to 1/14/20
	8-1278	1171 NW 89 Ave	2/1/19 to 1/31/20
	8-1295	9021 NW 10 Ct	2/1/19 to 1/31/20
	7-0091	1135 NW 83 Ave	3/1/19 to 2/28/20

All meet our criteria and everything is in order. Seconded by Micki Gaughan. Vote taken: All in favor. MOTION approved.

MOTION was made by Kristi Woods to approve requests for modification of the following units:

7-0323	8713NW 10 St	Impact windows
8-1033	1161 Campanelli Dr	New gutters
8-0602	8224 NW 12 Pl	Impact windows & doors
8-1234	1141 NW 88 Way	Accordian Shutters

All meet our criteria and everything is in order. Seconded by Micki Gaughan. Vote taken: All in favor. MOTION approved.

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

SFH

8221 NW 12 Manor	Tile roof/flat deck	\$18,225
8851 NW 14 St	Tile roof/flat deck	18,225
1130 Campanelli Dr	Tile roof/flat deck	18,225
9021 NW 13 St	Tile roof/flat deck	18,225

HURRICANE

8640 – 8646 NW 10 St	Shingle roof	\$27,000
8630 – 8632 NW 10 Pl	Shingle roof	15,500
1050 – 1056 NW 83 Ave	Shingle roof	27,000
8641 – 8643 NW 10 Pl	Shingle roof	15,500
8610 – 8612 NW 11 St	Shingle roof	15,500

REPAIRS

8850 NW 10 Ct	\$375
1721 NW 87 Lane	500
1081 – 1087 NW 85 Ave	370

ANNOUNCEMENTS OF SHOWS

Rosemarie Demmons said that our next show is on Saturday, March 9th at 8 pm in the JBA with Illusions and Beyond. Ticket Prices: \$10 for resident \$17 for guests.

DIRECTORS' REPORTS: 1. Hal Spector stated that the new bus was being modified this week. He also mentioned about adding an email address on the website/YOU Tube to folds can get the form to sign up for emails.

2. Micki Gaughan thanked all those who participated in and who attended the Art Viewing on February 17. She also asked all those who hang posters for events to take them down in a timely fashion.

3. Audrey Hermelin thanked all those who have donated books and asks all who return books to put them back on the shelves in alphabetical order.

4. Marlene Newman stated we all need to have respect for each other.

GOOD AND WELFARE:

Jeff Fleisch discussed the problem of water sitting between buildings, especially in the plexes which brings mildew.

Michael Angel questioned the drop in water temperature in the spa at the Satellite pool. Barbara Bucci said that the heater is under warranty and a service call has been placed.

Jeff Fleisch spoke about the left side of the clubhouse looking disgusting – needs power washing – landscape may need mulch. Barbara Bucci responded that the iguanas had eaten the flowers on that side of the building. Kristi Woods suggested working with GLIG to see what flower might hold up better there.

Harriet Langdon spoke about the March 9th show needing special effects. Jeff Bender will be available to help them.

June Asaro thanked the maintenance department for the quick work in fixing the bottom of her mailbox.

Richard Basille asked whom he should speak to about a roofing problem. He was directed to Barbara Bucci.

Kristi Woods met with Jay Stahl who is planning on retiring from being Webmaster. We will be seeing some changes on the web site and 8001. We are moving forward with the changes but they are only the beginning. If you have any suggestions about what you would like to see or get out of our website, let us know. Also, a huge thank you to Jeff Bender for all of his invaluable help with everything.

MOTION made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes. Meeting adjourned at 10:55 am.

Respectfully submitted:

Micki Gaughan