

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.

BOARD OF DIRECTORS

BUDGET MEETING MINUTES

DATED AUGUST 16, 2019

ADOPTED AUGUST 26, 2019

Present: Jennie Lipari, Joanne Hill, Hal Spector, Marlene Newman, Pauline Gosselin, Barbara Bucci, Bernadette Brodmerkel, Audrey Hermelin, Johnny McClean and Kristi Woods.

Jennie opened the meeting at 10:00 a.m.

Barbara said the landscaping contract is coming up for renewal. Looking at getting proposals.

Hal said late payers are getting calls from Bernadette. Moving forward.

Joanne - figures from Jerry –couple of questions before finalizing.

Joanne - Newspaper revenue increase accounts - has spoken with Connie – tweaking.

Bernadette said gentleman loved the room 113.

Reserve for Plexes and some SFH's were discussed. Changes included:

- Bus replacement change estimated life to nine (9) years
- Estimated replacement cost \$90,000.
- Estimated balances are wrong, adjusting collection/per unit.
- Fire Sprinkler need to change the calculations.
- Pave/Resurface Parking Spaces for Plex, Estimated life five (5) years, replacement cost \$100,000.
- No longer funding building repairs for plexes.

- Quad plex inspection, condo portion \$35,000 should be deleted.

Discussion regarding roof reserves - taken out money from reserves to fix plexes – waiting for insurance. 11 to 14 plexes.

Doing roof repairing to buy time.

Reserve Interest needs to be divided evenly among reserves.

Discussion on Plex Lawn Grading ensued.

Patios in Plexes – Earth has settled. Need to protect the building. Slab is separating.

Discussion on plumbing repairs for plexes.

Discussion on Plex Roof Replacement. Hal to look at Roof Reserve for plexes.

Looking at new Pest Control.

Meeting ended at 11:28 a.m.

Respectfully submitted

A handwritten signature in cursive script, reading "Pauline Gosselin". The signature is written in black ink and is positioned above the printed name.

Pauline Gosselin

Recording Secretary