

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
DOCUMENT AMENDMENT MEETING  
APRIL 13, 2018  
APPROVED: MAY 7, 2018

MEETING opened by Joanne Hill on April 13, 2018, at 7:30 PM with a salute to the flag.

Joanne Hill took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Audrey Hermelin, Hal Spector, Kristi Woods, and Sam Normandia. Absent: Arline Marcus, Micki Gaughan, Marlene Newman, and Vinny Sciabica. We have a quorum. Also in attendance is Attorney Steve Weinberg.

Joanne Hill stated that we have 815 single family homes and we received 303 proxies. We need a total of 544 affirmative votes to pass the amendments. We have 544 plex units and we received 221 proxies. We must have 363 affirmative votes to pass the amendments for the plexes. Therefore, we must continue this meeting and vote to allow us another ninety days in which to obtain more votes. Kristi Woods made a Motion to continue the document amendment meeting to Thursday, July 5, 2018 at 7:30 PM. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

Attorney Weinberg stated that he thought the percentage of proxies received was high. He suggested having a workshop for those who did not vote for the purpose of explaining the amendments. Keven Kane thought we should also do a presentation for 8001 explaining the pros and cons. Sam Normandia brought up the possible language problem. Kristi Woods thought the workshop was a fantastic idea. She believes that would alleviate the confusion some people are having understanding the amendments and thinks better instructions are needed. Attorney Weinberg stated that in over 36 years of working on these types of amendments, it is hard to simplify that paperwork. We should have a workshop the first week of May. Discussions ensued among Sam Normandia, Kristi Woods, Attorney Weinberg, Audrey Hermelin, Fran Neall Peter Neall, Mary Ann Foster, Bonnie Epstein, Keven Kane, and Joanne Hill regarding confusion in voting; all owners to sign proxies; another mailing; going door to door and telephone calls; tracking on internet; putting notices on doors; people uncomfortable with having their names on the proxies; in order for proxy to work, must not be a secret ballot; what is number of rented units (123 – less than 10%); grandfathered clauses; three year hold aspect will affect market prices; and Board can determine a hardship for sale/rental.

Motion made by Audrey Hermelin to adjourn; seconded by Kristi Woods. Vote taken: all yes.

Meeting adjourned at 8:00 PM.

Respectfully submitted:

Joanne Hill

