

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS
WORKSHOP MEETING
MARCH 18, 2019
ADOPTED – APRIL 10, 2019

MEETING opened by Joanne Hill on March 18, 2019, at 10:07 AM with a salute to the flag.

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

Old Business: None.

New Business: Discussion regarding election of president. Joanne Hill stated that there will be a presentation by the two candidates, Micki Gaughan and Jennie Lipari. She put two numbers in a basket and Micki picket number 2. Jennie gave us her presentation – a copy of which is attached hereto and she was proceeded by Micki – a copy of her presentation is attached hereto.

Kristi Woods stated that she keeps hearing the word “default” as far as the president’s position is concerned. She said that the many years Joanne was the only nominee for president were not by default. There are two candidates and we need to put that aside. Micki Gaughan said she did not come up with that term. Kristi said she believes it is making the Board look very childish. She also said that there are two management styles. Kristi asked Micki what her management style would be. Micki said she listens first then speak. She needs to hear first. Asks questions based on what she hears. Leading not dictating. Has been on the board long enough to know that everyone has their area of expertise and you go to those people and use that information.

Johnny thanked both candidates. Stated they are two different personalities; both are concerned about LW; different management styles but everyone is different. He said to Micki that she was committed to a lot of things. How will she make time for LW? Micki said the same way she has while she’s been on the board. She is not adverse to coming back to the clubhouse in the afternoon; she sometimes comes in on weekends and had to make yourself available. I can make appointments; she will be here when needed. She will make every effort to make herself available.

Johnny asked Jennie what she will bring to LW? Jennie stated that she has experience on other boards; knows this is not just a 9 to 12 position; she is always on call; she knew her decision to do the right thing to be present when needed; available by cell phone anytime. Available does not necessarily mean being in the clubhouse.

Jennie wanted to clarify one thing: there is the impression that she volunteered for the presidency. She was approached and asked if she would run. She was told that we like your work ethic, like the way you treat people, are pleasant and respectful and like that you listen, we’re looking for a new president and would you consider the job. It was more than four board members who asked. It is not a position by default. She was asked because of the way she works and the kind of person she is. That’s the kind of person who needs to be a team leader.

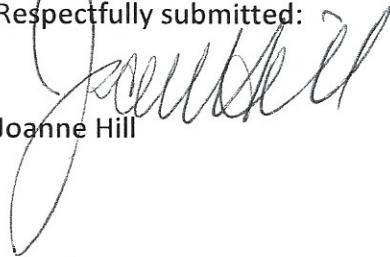
Kristi then stated that we know Micki was a school teacher (K-12) and stated that we know Jennie is a nurse practitioner and Kristi thought she may have a paralegal degree. Jennie said she is a college trained paralegal on Wall Street corporate law firm. She returned to school after children born, received her masters degree in nursing and had a private medical practice as a nurse practitioner which she sold to a physician.

Johnny McLean asked Micki what her educational background was. Micki stated she went to Buffalo State University, for both her undergraduate and graduate degrees. After her children were born she was a part time volunteer and was asked to teach English as a second language and was re-certified for K-12 grades. She was adjunct professor at Canisius College teaching secondary education majors. She also taught adult-ed for English as a second language. The demographics in our Community have changed and we can learn from that.

Joanne Hill thanked both candidates and it was extremely insightful. She said that she certainly learned more about both ladies than she knew before.

Motion made by Micki Gaughan to adjourn; seconded by Johnny McLean. Vote taken: all yes.
Meeting adjourned at 10:38 AM.

Respectfully submitted:



Joanne Hill

Jennie Lipari

Thank you for the opportunity to speak to the Board and tell you why I think you should vote for me to be the next president of Lauderdale West.

As you know, before I moved here, I was a Board Member and President of my condo association for 7 years. We moved here about 2 years ago and I have been volunteering in the clubhouse ever since.

My goal was to do a good job, protect my financial investment and make some great friends.

Well I guess many of you thought that I was doing a good job and recently the vast majority of you have asked me to be the next President. I deeply appreciate your support and I truly believe that you are right. I will make a good president and a good team leader. As any team leader, I am going to support, encourage and work well with all of you to continue to make this a better community.

Marlene, Kristi and I worked to develop a standard form letter for violations

Rosemarie and I worked to create a new homeowner folder that helps us put our best foot forward.

Kristi, Johnny, Jeff and I are working to evaluate how we can expand our e-maintenance system

Joanne, Kristi and I worked with our attorney on the Blue Stream contract

Barbara and I worked on getting home owners to reimburse us for having bushes and trees removed

Pauline and I took a new condo course together last week, I like to stay current on condo issues

Hal and Audrey have been very helpful with invoices that I have been reviewing

We have a great team and it is my privilege to work with them

I come to the clubhouse to work and I am also fortunate because I get to have coffee with my friends.

Lauderdale West is changing to meet up with the times. We no longer have snowbirds and retirees. The secret is out that we are a vibrant community with great friendly people. We are embracing technology and change. Change is the most IMPORTANT THING THAT THIS Team will have to accept. If we put our efforts into making changes be positive we will be better than OK.

I will go out of my way to help any neighbor keeping in mind that our community must come first. My professional experience makes me a good team leader, however, it also reminds me to be a good team member and to keep the focus on principles and not personalities.

I did not volunteer for the job of President. I was asked by more than 4 board members because they liked my work ethic and thought that I was well informed about condo laws and legal issues as well as the Florida statutes. I am a college trained paralegal and I have a good understanding of how the law affects condos.

Micki Gaughan

Good morning

For the last 6 weeks or so, the Board has been scrambling when we were informed by Joanne that she was found not going to continue as our President. The terminology I heard over and over again was that since no one else would step up – then by default (Jennie) would. I mentioned more than once I might consider – maybe with a co-president. Our attorney, Steve, said that wouldn't work here in LW. I tested the waters saying I might put my name in, only to be told by a couple of board members NO – I was needed to keep doing ALL that I already do. Who would do all that you do? I was flattered but something bothered me. LW shouldn't have the President's position decided by default. LW deserved better.

I feel that some on the board have already made up their mind – I hope each of you would keep an open mind and hear me out, for LW, then make a decision.

I am a second generation here in LW – my parents moved in in 1986 and for over 30 years, now, I have been here regularly. Daniel and I moved down full time in November 2009. In January 2010, I started volunteering here. I believe in volunteering as I have been doing some form of it since I was 16 years old as a candy striper. So, I am now in my 10th year on the LWNews- started out 1 day a week to 5 days; staff to co-editor to editor. I also sat at the front desk on Wednesday evenings.

As you already know, LW is unique – unique in the state of Florida. It is the only community to have SFH AND plexes (condos); a full volunteer board of directors; have reserves in place and we are solvent. There is no other community like us. So, even if you were on the board of another community, it is not the same as LW. You need to be on this board to understand Lauderdale West. LW is well known in other states – a cute aside: I was in a knitting class in Buffalo, New York and was telling them we would be moving to LW. Another in the class said, "I know LW – I have family there." Who knew!

Like many of you, I have had board experience, for me, in New York state. I have been president of a couple different parent/teacher organizations; on the board of directors in Buffalo for the national organization of Junior Leagues; on the state board for my profession as an ESOL teacher requiring me to go to NYC for meetings. Through these board experiences, I am a believer in the Robert's Rules of Order for running a meeting and I am not afraid to use the gavel.

I was asked to come on the board in 2014 to fill the term of Helen Murphy – an appointed position; then voted in 2 more times. I am now in my 5th year on the LW Board of Directors. I have taken the minutes; I have been the assistant secretary to Arline Marcus; and now I am secretary.

I have a proven work ethic. Give me something and it gets done and in a timely fashion. I stepped up when no one else would to oversee the formation of the grievance committee working with our attorney, Joel, in doing so. Vinnie Scibeca, a retired attorney, came on the board and took it over but with health problems, it came back to me until just 7 months ago when Jennie was appointed.

I treat people equally. I think before I speak or email. I research/ask questions for clarification of issues. I have never spoken falsely about anyone. I have never initiated an altercation but will stand up for myself or someone being treated unfairly.

I have been told that I at times come on a bit gruff – I am human. I am also here to work and cannot always take the time to chit chat but say what I need to say and move on to the next item I need to attend to. Brevity does not mean rudeness but it is something I have heard and am working on.

I oversee many areas on the board and non-board responsibilities, therefore enabling me to work with many other volunteers.

I am organized. I have put the LWNews out in a timely fashion in spite of the USPS. The not so timely, LW Phone Directory which is quite a work in progress with the constant changes in residents. I set up the bookkeeping system for the roofs and SCI for Barbara and then for our pest control with Dead Bug Edwards (which I oversee the contract). I streamlined the room rental contract and we have not had a problem in years. I tweaked the ticket office procedures as it was already in pretty good shape. I have brought in a variety of programs for our residents from the police department and safe driving classes to senior services agencies and balance classes and various exercise programs.

I am active in our community as I am a member of all the major clubs – Social Club, Women of LW, Inc., Hadassah. I play tennis and initiated adding the lines for the Pickle Ball court. I am a member of the Plantation Women's Club which enables me to learn more about Plantation, which LW is a part. I have communication with the Mayor and Councilmembers through hand delivering the LWNews to City Hall and at various events. I have a very good rapport with our Maintenance Department and our custodial staff. I know and am known by our vendors/contractors:

DBE, GLIG, SCI, Broward Boys Painting, Granino Pool services, the attorneys and account.

What do I see for the future of LW? LW is in very good shape thanks to Joanne's leadership. I do not want to see this changed because if it isn't broken, don't fix it. I would like to see a couple of areas tweaked.

I see the need to have the board get back its credibility with the residents and maintain its credibility. I see the need to tightening the compliance of our rules and regulations but not by sterilizing the community. Let's go after the gross violations first – broken awnings; dirty awnings; grossly

overgrown vegetation; property not being maintained at all; parking on lawns breaking the sprinkler heads, to name a few. Concentrate here. Let's get these out of the way before we go after minor violations. We have been all over the place and not getting much done. We have been sending out letters only to find out that the so-called violation was not really a violation per the city or county guidelines. We need to make sure that what we are targeting is truly a violation and not just something someone on the board doesn't like to see. I hear the most complaints about this. We need to physically check before, during and after we send out letters to ensure we are doing the right thing. This will help our credibility.

In terms of communication, I see the need to improve the communication among the board members and in the community. This was seen with our trying to change the amendments and again, at last Wednesday's board meeting – the need for clear communication and transparency in how things are done. ALL board members need to be in the loop of matters brought to the board – as you never know when you are going to be asked a question by a resident. It shouldn't stay among a few. Maybe it is just a weekly update of items that came up during the week. If there is a problem between/among board members, it should be mediated out – not just talked about behind doors by one or two and never getting settled but allowed to simmer which becomes disruptive in the work place.

Communication in the community is utmost important. It might be as simple as saying hello and acknowledging residents in the building or at the pool – little things go a long way. No one wants to feel invisible.

We need to be clear and concise in everything we send out. We need to be timely in returning emails and phone calls or sending out letters. Communication! This is everyone's job on the board.

I truly feel that people need time on the board in different positions to gain the insight to become president. People need time in the community to get to know how special LW truly is – we do not need to change it and shouldn't change it. We can update it, like we are addressing with our technology updates – that is for the betterment of our community.

As president, when I do get a call/concern, instead of trying to address it myself, I would go to the board member overseeing the area – one with the expertise and insight – the purpose of having different board members in charge of an area. That is the person who will address it with the resident but I will check back so I know the outcome.

I ask my fellow board members to take a step back – as now the position does not have to be filled by default – now you have a choice. It is not a popularity contest but who is more experienced and

knowledgeable in LW terms. I have the experience in the community and on the board. I have put in the time and have gained insight. I have learned when to listen and when to speak. There is no substitute for that.

Whatever happens, I am proud that I have stepped up to the plate at a time when it was needed. I am proud that I believe in Lauderdale West.

I would love your vote and I won't let you down. Thank you.