

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2018
ADOPTED – NOVEMBER 28, 2018

MEETING opened by Joanne Hill on November 14, 2018, at 10:10 AM with a salute to the flag.

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

Motion made by Rosemarie Demmons to waive the reading of the Minutes of the Board Meeting of November 5, 2018, and the Budget Meetings of November 1st and November 8th. 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 Barbara Bucci to approve the Minutes of the Board Meeting of November 5, 2018, and the Budget Meetings of November 1st and November 8th. Seconded by Rosemarie Demmons. Vote taken; all yes. Motion approved.

Old Business: Status of Irrigation Upgrade: Barbara Bucci reported that work is in process in Phases 3 and 4.

Status of telephone directory: Joanne Hill stated that as Micki Gaughan is absent, this matter is on hold.

Status of LW private road re-sealing: Johnny McLean said that this project is on hold.

Status of parking lot re-sealing: Joanne Hill said this was approved and the attorneys are preparing a contract.

Status of LW deck repair at main clubhouse: Joanne Hill stated that as Kristi Woods is absent, this matter is on hold.

Status of Satellite Restrooms: Barbara Bucci told us that our maintenance men are working on it and progress is being made.

New Business: 1. Joanne Hill informed us that there is a single family homeowner who would like to install solar collectors on their roof. We have had our attorneys prepare a resolution and an agreement for the owner to sign acknowledging responsibility for any damage to the tile roof and for removal of the solar collectors when repair or replacement of the roof is needed. Discussion ensued regarding penalties against the owner to protect us if we have to remove the solar collectors; collectors on old roofs; leaks and holes in tiles; collectors not the responsibility of LW; replacement cost of roof borne by owners; no access to roof without supervision by us/roofer; prior notification and liability. Jennie Lipari made a motion to table this matter until we receive further clarification from our attorneys. Seconded by Barbara Bucci. Vote taken; all yes. Motion approved.

2. Meeting Rooms: None

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

Sales:	7-0258	8712 NW 10 St
	8-1225	1181 NW 88 Way

Lease Renewals:	7-0083	1164 NW 84 Ave	11-1-18 to 10-31-19
	7-0285	1061 NW 88 Ave	12-1-18 to 11-30-19
	7-0322	8715 NW 10 St	11-1-18 to 10-31-19
	8-0831	1400 NW 85 Ter	11-1-18 to 10-31-19
	8-0993	8741 NW 17 St	11-1-18 to 10-31-19
	8-1106	8950 NW 13 St	10-20-18 to 2-19-19

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

Modifications: None

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

1050-1052 NW 84 Ave	Single Roof	\$14,503.50
8961 NW 12 Pl	Tile Roof & Flat Deck	\$16,568.00
1300 NW 82 Ave	Tile Roof & Flat Deck	\$16,568.00
Hurricane Irma		
8611-8613 NW 11 St	Shingle Roof	\$14,503.50
8601-8603 NW 11 St	Shingle Roof	\$14,503.50
8621-8623 NW 10 Pl	Shingle Roof	\$14,503.50
8640-8642 NW 10 Pl	Shingle Roof	\$14,503.50
8631-8633 NW 10 Ct	Shingle Roof	\$14,503.50

Announcement of Shows: Joanne Hill said that our next show is on Saturday, December 15th at 8 pm with Sarge, a comedian. Ticket Prices: \$10 for residents/\$17 for guests. Tickets now on sale. Don't forget our New Year's Eve Party on Monday, December 31st from 8:30 pm to 12:30 pm. We will have a DJ, refreshments and lots of fun. Price will be \$15 residents and \$20 guests and tickets go on sale the Monday after Thanksgiving – November 26th.

Director's Reports: Joanne Hill mentioned that our cable TV contract with AT&T is up in October of 2019, and the Board has had presentations with four cable providers: Blue Stream, Hotwire, Atlantic Broadband and Comcast. AT&T has yet to provide us with a proposal. Rumor in the industry is that AT&T will switch to Dish Network which will mean satellite dishes on each house and that is not acceptable to the Board. We are also looking into providing internet service. That will ultimately save homeowners some money. We have narrowed the list down to two and our consultant is negotiating with these companies for the best price possible. We will have two town hall meetings with these providers and owners.

Rosemarie Demmons reminded us of our annual budget meeting in December.

Hal Spector responded to Tom O'Connell's recent inquiry regarding the 60/40 split in common expenses between the single family homes and plexes. Hal stated that the plexes, in phase 1, sit on approx. 38.7% of the land here in LW so the developer simplified the numbers into a 60/40 split.

Audrey Hermelin said that, while she is still upset with the irrigation work, she must commend Barbara Bucci. Irrigation workers came to Audrey's area and were fixing the system and it was working.

Johnny McLean received an estimate for the clubhouse window re-caulking which was \$13,000. He thought this was quite high. He is waiting for another estimate.

Good and Welfare: Herb Walter spoke about the iguanas at the satellite pool and their excrement. We will have that area cleaned at least two times a day. We will also speak with Animal Control about what we can do about removing the iguanas.

Motion made by Audrey Hermelin to adjourn; seconded by Rosemarie Demmons. Vote taken: all yes. Meeting adjourned at 10:40 AM.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Joanne Hill", written in black ink.

Joanne Hill