

Lauderdale West Community Association No. 1, Inc,
Board of Directors Meeting
Notice & Agenda
Via Zoom Webinar (See Attached)
Wednesday, January 27, 2021 @ 7:00 PM

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Call to order by Jennie Lipari, President, for Wednesday, January 27, 2021, @ 7:00 PM
Salute to the Flag.
Roll call.

President's Report

Reading and approval of unapproved of Minutes of the February 10, February 24, and March 9, 2020 Board of Directors' Meetings.

Announcement of BOD meeting rules and procedures. Good and Welfare on your concern and interest to the Community, will be held after the BOD business is completed. Speakers are asked to print their name, concern, and phone no. on the sign in sheet. You will need to limit your talk to three (3) minutes or less.

Unfinished Business. Motion/Discussion: NONE

New Business. Motion/Discussion:

1. Motion to approve/ratify the Lauderdale West Operating Budget for 2021 as proposed in the Budget Notice of November 20, 2020.
2. Motion to approve/ratify the Lauderdale West Plex Budget for 2021 as proposed in the Budget Notice of November 20, 2020.
3. Motion to approve/ratify the Lauderdale West Single Family Home Budget for 2021 as proposed in the Budget Notice of November 20, 2020.
4. Motion to approve/ratify the Lauderdale West Common, Plex and Single Family Home Reserves for 2021 as proposed in the Budget Notice of November 20, 2020.
5. Motion to approve/ratify the contract with Condo Control Central for a new database in an amount not to exceed \$60,000 for a five year period.

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6. Motion to approve/ratify the contract with Titan Managed Technologies for IT service in an amount not to exceed \$20,000.00 per year for a five year period.
7. Motion to approve a fine of five hundred (\$500.00) dollars against Unit #8-1356 of 1021 NW 88th Way, for violation of Association documents specifically:
 - Failure to comply with the requirement that all residents receive written board approval for residency
 - Failure to notify Association of change in ownership
 - Failure to receive written board approval for all plantings and trees
 - Failure to comply with the written request to cease feeding ducks and birds and causing a nuisance in the Community
 - Failure to comply with pet-free designation and permitting an animal to reside in the home
8. Motion to approve a fine of five hundred (\$500.00) dollars against Unit # 8-0781 of 1601 NW 85th Street for violation of Association documents specifically:
 - Failure to receive written board approval for all plantings and trees
 - Failure to repair, clean and or paint the awnings on your home
 - Failure to remove flowerpots and plantings in the common area
 - Failure to remove plantings around the light pole, mailbox or trees
 - Failure to maintain the plantings and trees around your home
9. Motion to approve a fine of five hundred (\$500.00) dollars against Unit # 7-0384 of 1052 NW 86th Avenue for violation of Association documents specifically:
 - Failure to receive written board approval for all plantings and trees
 - Failure to maintain the plantings and trees
 - Failure to remove clutter and debris on common area
 - Failure to repair, clean and or paint the awnings on your home
 - Failure to remove plantings around the light pole, mailbox or trees
10. Motion to approve a fine of five hundred (\$500.00) dollars against Unit # 8-0729 of 8224 NW 14th Street for violation of Association documents specifically:
 - Failure to comply with the requirement that all residents receive

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- written board approval for residency
 - Failure to submit an application for residency
 - Failure to have at least one person reside in the home who is 55 years old
11. Motion to approve a fine of five hundred (\$500.00) dollars against Unit #8-1139 of 8990 NW 12 Place for violation of Association documents specifically:
- Failure to submit a Florida Standard Lease prior to expiration
 - Failure to receive written board approval for leasing of property
 - Failure to receive written board approval for guests that remained more than 30 days
 - Failure to cooperate with required Association maintenance for treatment of termites
12. Motion to approve requests for sales and rentals.
13. Motion to approve requests for modification of units.
14. Update on roof repairs and replacements

Reports of Officers and Committees:

Jennie Lipari, President
Joanne Hill, 1st Vice President
Rosemarie Demmons, 2nd Vice President
Marlene Newman, Secretary
Pauline Gosselin, Assistant Secretary
Hal Spector, Treasurer
Bernadette Brodmerkel, Director
Barbara Bucci, Director
Ermina Goodwin, Director
H. Johnny McLean, Director
Kristi Woods, Director

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Good and Welfare: Comments and suggestions by members on any subject of interest to the Community.

Adjournment.



ZOOM ATTENDEE INVITATION

BOARD OF DIRECTORS MEETING

January 27, 2021 at 7:00 PM Eastern Time (US and Canada)
Go to the link below to join the meeting:

<https://tinyurl.com/bod-meeting-1-27-21>



Or, go to zoom.com and use
Meeting ID: 867 7810 6593
Passcode: 421741

Phone numbers for audio are listed in the invitation you received in the mail.
(printed on colored paper)