

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 19, 2017

MEETING opened by Joanne Hill on June 19, 2017, at 10:15 AM with a salute to the flag.

Joanne Hill took attendance. Present: Joanne Hill, Rosemarie Demmons, Barbara Bucci, Arline Marcus, Hal Spector, Sam Normandia, Micki Gaughan, Marlene Newman and Kristi Woods. Absent: Audrey Hermelin and Vinny Sciabica.

Motion made by Micki Gaughan to waive the reading of the Minutes of June 5, 2017 Board Meeting and approve said Minutes. Seconded by Marlene Newman. Vote taken; Seven – yes; one opposed (Hal Spector). Motion approved.

Unfinished Business: Motion/Discussion regarding Review Irrigation Upgrade contract/proposal. Joanne Hill stated the contracts have been fully signed. Hal Spector stated that we have issued two checks totaling \$150,000.00 in connection with this contract.

Motion/Discussion regarding ADA Bathroom project. Joanne Hill stated that the work was progressing.

Motion/Discussion regarding updating the LW Guide to Living in phone book. Joanne Hill said that we were still working on it and that we were waiting until after the amendment vote to publish the phone directory. Micki Gaughan said that all ads have been submitted to the printer.

Motion/Discussion regarding new FOB system. Joanne Hill stated that she signed the contract this morning and waiting for Security 101 to sign.

Motion/Discussion regarding fences. Joanne Hill stated that Barbara Bucci has obtained brochures for sample fences which will be circulated after the meeting so we can choose three styles.

Motion/Discussion regarding political signs. Joanne Hill said that we are waiting for information from attorneys.

New Business: Motion made by Kristi Woods to approve the expenditure of not more than \$10,000 for the repair of a leak in the main drain of the satellite clubhouse pool as per proposal dated June 1, 2017, from Granino Pool Service. Seconded by Micki Gaughan. Joanne Hill stated that this is the same type of leak we had in the main pool last year – at the bottom of the pool. Vote taken; all in favor. Motion approved.

Motion made by Micki Gaughan to approved the expenditure of not more than \$1,000 to re-grout the satellite clubhouse pool as per the proposal dated June 1, 2017, from Granino Pool Service. Seconded by Kristi Woods. Discussion was had regarding the age of the grout; the responsibility of the Board as opposed to our maintenance dept. Vote taken; all in favor. Motion approved.

Motion made by Micki Gaughan for the following room rental: Resident would like to give three free classes regarding butterfly gardening in Room 113 from 7 pm to 8 pm on the following Thursdays: September 28th, October 5th and October 19th. This is open to all Lauderdale West residents at no charge. All paperwork

is in order and checks have been received. Seconded by Arline Marcus. Vote taken; all in favor. Motion approved.

Announcement of Shows: Joanne Hill told us about the LW Theater Group show on Saturday, June 24th at 7:30 PM in the auditorium; the Men's Club Hot Dog Roast on July 4th; the David Morin Show with three-piece band on Saturday, July 15th at 8 PM in the Auditorium; and the Sock Hop for the benefit of the Bill Kling Veterans Clinic at the VA Hospital on Saturday, July 22nd at 7:30 in the auditorium. Tickets now on sale.

Discussion regarding refurbishment of satellite clubhouse meeting room. Micki Gaughan stated that the room needs to be painted, new ceiling tiles, new blinds on the windows and the mirrors removed. A committee comprising Micki Gaughan, Barbara Bucci and Sam Normandia will gather information and report back to us. We believe our maintenance department would perform this upgrade.

Discussion regarding refurbishment of satellite clubhouse dressing rooms and bathrooms. Sam Normandia is obtaining an estimate from Bayshore who is installing the ADA bathroom and he is trying to obtain estimates from other companies.

Discussion regarding ensuring that homeowners carry homeowners' insurance and add Lauderdale West as an additional insured. Joanne Hill stated that she emailed our attorneys as our documents say "shall" not "must" carry insurance and the enforceability of same. Rosemarie Demmons stated that the law changed in 2010 to require the word "must".

Discussion regarding establishing a color palette for SFH driveway and patio colors. Sam Normandia pointed out that our docs state that the colors to be used are gray, black, green or natural concrete. Joanne Hill pointed out that the docs also include language such as at the Board's discretion. Joanne will ask Jerry Polis from Broward Boys to get in touch with Sam to go over the color chart.

Discussion regarding rules for sound room use. Sam Normandia stated that too many people are using the sound board and are not professionals and not putting it back the way they found it. We hire Ken for our professional shows at \$180.00 a show to work the sound board. We need to change the locks on the door. We also need to prepare guidelines for its use. We need to train others to use the bound board. The Spectaculars use Hal Spector for their sound person. Hal knows the system. Joanne Hill asked Sam Normandia prepare a list of guidelines.

Directors Reports: Joanne Hill stated that the only LW sanctions website was Lauderdalewest.org. If you want accurate information, use this website and not the others.

Micki Gaughan stated that if you would like to add your name to the Jewish Holiday Greetings in the LW News, please notify the newspaper office by June 30th. Also, clubs and organizations must report their room usage for 2018 to her by September 30th of this year.

Marlene Newman said that someone stole the pineapple which was growing in a pot on her front patio. This is disgusting!

Kristi Woods spoke with our postal carrier who told her that in his 25 years of collecting for the recent food drive, he has never seen such great outpouring as from LW. He had to call another truck because his was full. Also, the offices will be closed on Monday, July 3rd and Tuesday, July 4th. Finally, regarding fines, we need

to revise this list to clarify the incidents – whether the fine should be per day, per incident, etc. We will all review the list and give our suggestions to Kristi. Arlene Raschke stated that fines should be per day.

Good & Welfare:

Claire Franchetti leads the exercise class at the satellite. She wondered how long the room will be closed. Joanne Hill stated at least until the end of July and possibly longer. Micki Gaughan asked her how it was working out using room 111? Claire said fine but that people were opening the door to see what was going on. Micki will make a sign to post on the door during exercise class.

Motion made by Micki Gaughan to adjourn; seconded by Kristi Woods. Vote taken: all yes.

Meeting adjourned at 11:00 AM.

Respectfully submitted:

Joanne Hill