

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 28, 2017

MEETING opened by Joanne Hill on June 28, 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, Micki Gaughan, Audrey Hermelin, Marlene Newman and Kristi Woods. Absent: Sam Normandia and Vinny Sciabica.

Motion made by Micki Gaughan to waive the reading of the Minutes of June 19, 2017 Board Meeting and approve said Minutes. Seconded by Kristi Woods. Vote taken; Seven – yes; one opposed (Hal Spector). Motion approved.

Joanne Hill waived her Director's Report in favor of Doug Fisher providing us with his maintenance report. Doug apologized for not be available for several weeks as he had other commitments throughout Lauderdale West. Report as follows:

- Only one or two sewer backups repaired and no mailboxes replaced.
- We had our yearly fire system maintenance inspection. We only had to replace some lighting.
- We passed our quality flow water test
- Had fire extinguishers tested last week and passed.
- We have a Fire Marshall inspection next month.
- Many power outages from storm last week. We are in the process of fixing those.
- We had our pool heaters yearly maintenance. There as a problem with the spa heater at main clubhouse which was fixed by cleaning the screening from the pipes from lake. We will do same process at satellite pool.
- Satellite pool vault drain has a crack in the fiberglass box. Will be fixed shortly.
- With the very heavy storm a couple of weeks ago we had many roof leaks. SCI put up tarps on many roofs. They did an excellent job – very prompt.
- We had streets flooded and the storm system was overwhelmed. County did not release water.
- Plex owner called in for leaking roof. Leak came from A/C unit in ceiling. New unit; was improperly installed – not leveled. Permits needed from the City and inspections when replacing A/C unit. Kristi Woods believed it was not professional installed; Barbara Bucci recommended moving unit to ground floor. Doug suggested owners call maintenance dept. for inspection prior to completion of installation.
- Owner had water line leak from meter to house. It was fixed then broke again due to defective pipe. Water bill was \$448 and Doug spoke with City and had charges reversed.
- New umbrellas were installed at main pool. The old umbrellas were installed differently at each table.
- Herb Walker asked if City inspects new A/C installations. Kristi responded that the A/C contractor must apply for a permit.
- Barbara Bucci mentioned that a resident recently called maintenance dept. to report a roof leak. Andre inspected and found it was A/C leak. Joanne Hill stated that if you have a leak, call maintenance immediately! Do not wait. Leaks can cause mold.
- Doug stated that he had to speak with solicitors over the past month or so. If you see solicitors, call maintenance dept. Because of the new no trespassing signs Sam Normandia and Kristi Woods had installed, we can call the police dept. and they will remove solicitors from our property.

Unfinished Business: Motion/Discussion regarding Review Irrigation Upgrade contract/proposal. Joanne Hill stated the contracts have been fully signed and work has been started. Barbara Bucci stated that the VFD panels have been ordered. They are custom made. Measuring of pump houses has taken place. Call made to Locate and they will be flagging underground wires. This should begin in a couple of weeks.

Motion/Discussion regarding ADA Bathroom project. Joanne Hill stated that the work was progressing and we have a new dumpster.

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 directory.

Motion/Discussion regarding new FOB system. Joanne Hill stated that she signed the contract. Rosemarie Demmons stated that fobs are being ordered.

Motion/Discussion regarding fences. Joanne Hill stated that the Board choose three styles for fences. If you wish to install a fence, you must obtain an application for modification from Sam Normandia and submit that necessary paperwork. Kristi Woods proposed that one-foot high fences be allowed around plantings. Micki said that they should be removed in case of a hurricane. Joanne Hill stated that any personal items such as pots, fences, furniture, are the responsibility of the owner if they are not removed and they cause damage to neighboring property. Consensus was taken to allow small fences: 1 in favor (Kristi Woods); 7 opposed.

Motion/Discussion regarding political signs. Joanne Hill said that we are working on that.

Arline Marcus stated that people are not following the signage in the pool area. Micki Gaughan will put something in the newsletter. Joanne Hill stated we have the cameras and should fine people.

Motion/Discussion regarding the leak in the main drain of the satellite clubhouse pool. See Doug's report. Barbara Bucci will obtain date when starting.

Motion/Discussion to re-grout the satellite clubhouse pool. Will be done shortly.

Motion/Discussion regarding refurbishment of satellite clubhouse meeting room. Sam Normandia, Micki Gaughan and Barbara Bucci are working on that.

Motion/Discussion regarding refurbishment of satellite clubhouse bathrooms. Sam Normandia is obtaining estimates for this work.

Motion/Discussion regarding owners to carry homeowners insurance. Joanne Hill stated we will discuss this with attorneys.

Motion/Discussion regarding colors for driveways and porches. Sam Normandia and Jerry Polis, our painter, are working on this.

Motion/Discussion regarding protocol for sound room use. Sam Normandia is working on this.

New Business: Motion made by Micki Gaughan for the following room rental: Resident would like to rent room 113 from noon to 5 pm on Sunday, September 10th for a birthday party. All paperwork is in order and checks have been received. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	8-1135	8911 NW 12 St	
	7-0052	1073 NW 84 Ave	
	8-0621	8213 NW 12 Ct	
New Rentals:	7-0430	1040 NW 87 Ave	7-1-17 to 6-30-18
	7-0464	8631 NW 11 St	7-1-17 to 6-30-18
	7-0523	8617 NW 12 St	7-1-17 to 6-30-18
	8-1094	8980 NW 14 St	7-1-17 to 6-30-18
Lease Renewals:	7-0135	8446 NW 10 St	5-15-17 to 5-14-18
	8-1403	1164 NW 90 Way	3-1-17 to 2-28-18

All meet our criteria and everything is in order. Barbara Bucci asked what is the current rental percentage. Rosemarie Demmons stated that it is a little over 10%. She also mentioned that some of these properties have previously been rentals but these are new renters. Seconded by Audrey Hermelin. Vote taken; All in favor. Motion approved.

Motion made by Micki Gaughan to approve the following modification:

8-0901 1731 NW 86 Ave Screened Enclosure on Rear Patio

Everything in order. Owner must provide copy of final permit. Seconded by Kristi Woods. Vote taken; all in favor. Motion approved.

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

1411 NW 86 Lane	Tile Roof & Flat Deck	\$15,062.00
8211 NW 13 Street	Tile Roof & Flat Deck	\$15,062.00
8970 NW 12 Place	Tile Roof & Flat Deck	\$15,062.00
8834 NW 13 St	Tile Roof & Flat Deck	\$15,062.00

Announcement of Shows: Micki Gaughan gave kudos to Kay Davis and her cast and crew for the phenomenal job they did last Saturday. Marlene Newman gave us a financial report: \$1,500 was given to Kay; she used \$1,060 and returned \$439.23. She sold 246 tickets for \$1,230.00 for a \$169.23 profit. Marlene also stated that Kay was a delight to work with.

Joanne Hill told us about 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.

Directors Reports: Kristi Woods mentioned the damage from the storm and that SCI was working its way through the repairs. Barbara Bucci stated that because of the rains, they are behind and that some of the roofs will be repaired – not replaced.

Hal Spector reminded us that the LW offices are closed on Monday, July 3rd and Tuesday, July 4th. Joanne Hill stated that the offices are closed but the main clubhouse is open. She also said that the maintenance department will be closed on Tuesday the 4th. Hal stated that the first board meeting of the

month is always an evening meeting and, since we were closed on that Monday, would the next meeting, Wednesday, July 12th, be an evening meeting. Joanne Hill stated – no it would not be an evening meeting.

Arline Marcus stated that an owl has been perching around her home and was wondering where its nest was. Joanne Hill stated that she will have Andre investigate to see if there is a nest around her home. Kristi Woods said that it may be nesting behind the plex across the street from Arline. Kristi also stated that FP&L will be moving an owl's nest with the appropriate State agency approval after the July nesting period because they are installing new power lines underground in that area.

Micki Gaughan reminded us that if you would like to add your name to the Jewish Holiday Greetings in the LW News, you must do so by noon on Friday, June 30th. Also, we have added the following fines: failure to maintain and power wash awnings: \$50.00; failure to maintain outside of residence for aesthetics and health reasons: \$50.00; unapproved planting of shrubs, bushes and trees on common ground: \$100.00. Micki separated the list between per occurrence and per day violations which she will post. Regarding pest control: if you call for inside treatment more than twice in a year, you will be charged \$150.00 for subsequent treatments. Dead Bug Edwards sprays outside each and every month and they will spray inside twice as a courtesy. Joanne Hill stated that there are residents who do not keep their homes clean and we have found crumbs and food items not cleaned.

Audrey Hermelin thanked the ladies who work in the library. She has 17 cartons of books which are being donated to the Salvation Army. Arline Marcus told us that her granddaughters thought the library was wonderful. Joanne Hill asked if we were collecting classics and Audrey said that we were. We are also keeping books up to 15 years old.

Marlene Newman said that the hurricane committee is meeting Thursday evening. They are serving refreshments. She has 80 volunteers and still needs more. Committee members are not allowed to move resident's personal property or to open and close shutters. If you need assistance with your property, call the maintenance dept. soon to make arrangements with our workers – which you will have to pay for.

Good & Welfare: Linda Owen inquired of a resident collecting ticket money from people arriving late to the shows.

Richard Cherkoss said that FP&L put many flags around his area which the landscapers promptly ran over. Also, he would like to be on the list for assisting residents with awnings. A property he watches has a ceiling stain which appeared after the roof was changed.

Herb Walker asked if there was a speed limit in the parking lot.

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

Meeting adjourned at 11:15 AM.

Respectfully submitted:

Joanne Hill