

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
September 27, 2017
APPROVED: October 11, 2017

MEETING opened by Joanne Hill on September 27, 2017, at 10:10 AM with a salute to the flag.

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

Motion made by Kristi Woods to waive the reading of the Minutes of the August 30, 2017 Board Meetings and the August 11, 2017 Budget Meetings and approve said Minutes. Seconded by Sam Normandia. Vote taken; five – yes; one opposed (Hal Spector). Motion approved.

Joanne Hill spoke about Hurricane Irma and that while we have many roof leaks; we lost nine A/C compressors in the clubhouse; leaks in the clubhouse; many of us were out of power; the clubhouse was closed; the pools were closed; we were extremely lucky and blessed that we are not Puerto Rico, the Islands, the Keys, the west coast of Florida. We have minor damage here. We are waiting for our insurance adjusters to review the damage before we can begin to repair the roofs. You must remove all bulk items from the tree debris pile. Tree debris will not be picked up if there are bulk items interspersed with that debris. Bulk pickup will resume on Tuesday, October 10th. Do not put out black bags. Please be patient. Sam Normandia told us that the City of Plantation had contracts with haulers but those haulers are not honoring their contracts as they are making more money elsewhere. Joanne Hill said that it may be a very long time before the tree debris is picked up.

Unfinished Business: Motion/Discussion regarding Irrigation Upgrade. Joanne said that we are working on it but with Hurricane Irma, they are, of course, behind.

Motion/Discussion regarding ADA Bathroom project. Sam Normandia told us that all work is completed and we have final permits. The new ADA bathroom looks fantastic. He wants to clarify information regarding the other two bathrooms at the satellite pool. He heard that we were refurbishing those bathrooms now. We are not. The satellite pool area was closed because the water had to be shut off in order to construct the ADA bathroom and because it was a construction site and we would have liability if we did not. We are going to be upgrading the two bathrooms and having our well-qualified maintenance crew perform that work. We received several bids from construction companies in the \$120,000 to \$130,000 range. Andre has cleaned the floors and they look like new. We will be installing new high-hat commodes, fixtures, ceiling tiles, vanities and cleaning the tiles. He apologizes for any misunderstandings regarding the satellite closure.

Note that Micki Gaughan arrived at 10:20 AM.

Motion/Discussion regarding new FOB system. Rosemarie Demmons told us that the old system is up and running. She has received the new fobs and they must be activated. We cannot turn the old system off until we distribute the new fobs which would be in a few weeks. Micki Gaughan said she was asked by a resident how people that don't live here will obtain their new fobs. Rosemarie said that owners would

receive the fobs and they must be signed for. Kristi Woods asked if ID was going to be required and what happens if a fob is lost and is that fob deactivated. Rosemarie said yes, you will need id to obtain your new fobs and if a fob is lost or stolen, it will be deactivated. Ella Prudent asked why we were replacing the system. Sam Normandia this is a new and updated system; we will have better door locks. Joanne Hill mentioned that the software which supports our current system was obsolete. Diane Sassy asked how renters would obtain new fobs. Rosemarie told us that they would have to obtain the new fobs through the owner. She also said that if the owner was out of town, they would have to give permission to Rosemarie in writing to release the fobs to a tenant.

Motion/Discussion regarding political signs. Joanne Hill apologized that she has neglected this but that she had other pressing matters to attend to but would have this information for the next meeting.

New Business: Motion/Discussion: Micki Gaughan made a motion to approve the proposed amendments to our governing documents for the single family homes; seconded by Sam Normandia. Joanne Hill briefly listed the proposed amendments as follows: compliance with updated Florida statutes; nuisance actions; lease and sale restrictions; assessments for mortgage companies; pet restrictions/allowance; restricted vehicle parking; ownership restrictions; fascia board, etc. colors; increase late payment fees; set forth patio and driveway sizes and approvals; and establishment of a fining committee. Diane Siegel asked about weight limits on dogs and Rosemarie Demmons stated that there was none proposed. Diane Sassy asked if there was language regarding underage children and Joanne Hill said that was already in the documents. Vote taken; All in favor. Motion approved.

Motion/Discussion: Micki Gaughan made a motion to approve the proposed amendments to our governing documents for the plex units; seconded by Kristi Woods. Vote taken; All in favor. Motion approved.

Motion/Discussion: Room Rentals: Micki Gaughan made a motion to approve the rental of room 113 on Saturday, September 30th from 10 am to 2 pm for a funeral reception. All paperwork is in order and checks received. Seconded by Arline Marcus. Vote taken; all in favor. Motion approved.

Note that Micki Gaughan left the meeting at 10:35 AM.

Motion made by Rosemarie Demmons to accept the following rentals:

Sales	7-0448	8632 NW 11 St	
	7-0480	8511 NW 11 St	
	8-0818	8538 NW 13 Ct	
	8-1149	9010 NW 12 Pl	
Lease Renewals:	7-0014	1063 NW 85 Ave	8-1-17 to 7-31-18
	7-0118	8435 NW 10 St	9-1-17 to 8-31-18
	7-0377	1078 NW 86 Ave	7-15-17 to 7-14-18
	8-0603	8220 NW 12 Pl	7-31-17 to 7-30-18

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

Modifications: None.

Roof Report: Joanne Hill gave us the following roof report:

Replace:	1111 NW 90 Way	Tile Roof & Flat Deck	\$15,062.00
	1700 NW 87 Ave	Tile Roof & Flat Deck	\$15,062.00
	1301 NW 85 Ave	Tile Roof & Flat Deck	\$15,062.00
	1161 NW 89 Ave	Tile Roof & Flat Deck	\$15,062.00
	9031 NW 15 Pl	Tile Roof & Flat Deck	\$15,062.00
Repairs:	8840 NW 13 St		\$ 1,150.00
	1230 NW 85 Ave		\$ 475.00
	1148 NW 83 Ave		\$ 350.00
	Permit Fees – 1141 NW 85 AVE		\$ 1,638.50
	1160 Campanelli Drive		\$ 4,000.00
	1090 NW 88 Way		\$ 2,650.00
	9001 NW 13 St		\$ 1,898.00
	1421 NW 90 Dr		\$ 2,000.00
	1401 NW 90 Way		\$ 600.00
	1052-54 NW 85 Ave		\$ 750.00
	8630-36 NW 12 St		\$ 450.00
	9030 NW 13 St		\$ 210.00

Joanne also told us that our insurance adjuster will be inspecting the property. Single family homeowners are responsible for the cost of repairing their roofs and SCI will be working with them directly. Ella Prudent said she called Maintenance and may have been misinformed about the roofs.

Announcement of Shows: Joanne Hill said that Donald Braswell and his three-piece band will be performing for us on Saturday, October 14th at 8:00 PM. Reserved tickets will go on sale Thursday, Sept. 28th - \$5.00 for residents and \$12.00 for guests. Our Halloween party will be on Saturday, October 28th. Tickets will go on sale Monday, October 2nd - \$3 for residents; \$5 for guests. Our Men's Club will be having a breakfast on Sunday, October 22nd. The Moro Arriaga Family show has been rescheduled for Saturday, January 20th. September 16th

Directors Reports: Joanne Hill stated that some residents have called our maintenance dept. and have demanded that their problem be addressed immediately. They use foul and abusive language that is totally uncalled for. Our maintenance staff does not deserve this type of treatment and it will not be tolerated. Kristi Woods added that some people think paid employees can be mistreated. That is absolutely not true and that does not give you the right to disrespect and harass.

Marlene Newman told us about a call she received from a child who lived out of town asking who was going to take care of her mother during the hurricane. Marlene told her "shame on you" that you did not make prior arrangements. Joanne Hill said that we are not an assisted living facility as some people think. While we sympathize and would like to care for all our residents, it is not our job and we just cannot do that. Relatives must take responsibility for their parents. Ella Prudent said that the Board has a challenge as to who is declining in the Community and that we may not know. Sam Normandia doesn't consider it a challenge and again reiterated that we are not an assisted living facility.

Nada Gervace said that we have the best maintenance workers. The hurricane committee should check on people beforehand. Marlene Newman said that they went door to door with literature – which some people did not read! Joanne Hill said that we must not wait until the last minute before a storm to

check our shutters and awnings. Marlene Newman stated that you must put all your personal items away before the storm.

Sharon Brooks asked what procedure was used to notify the hurricane committee of meetings. She signed up for the committee but was never notified. Marlene Newman told us that members of the committee call other members to notify them. Joanne Hill asked that Sharon see Marlene after the meeting to be sure we had her correct telephone number.

Kay Davis stated that if you assume responsibility, you assume liability.

Louis Agnone said people were in the Community soliciting for impact windows.

Denise Hugley said people were putting flyers on the red flags on mailboxes.

Marlene Newman thanked everyone on the hurricane committee. Be sure to buy your tickets for the halloween party. We will have a costume contest with prizes.

Herb Walker offered congratulations to Joanne Hill who the morning after the hurricane was walking down the street in the rain and soaking wet inspecting the damage. She went over, above and beyond what is required of her position. That sentiment was acknowledged by all with a round of applause. Joanne thanked Herb and everyone.

Sam Normandia and Kristi Woods also told of George Hill and Andre Garbis who were cutting up and removing downed trees the morning after the hurricane. Joanne said that George and Andre were out there for several days with the chainsaws.

Motion made by Arline Marcus to adjourn; seconded by Kristi Woods. Vote taken: all yes.

Meeting adjourned at 11:00 AM.

Respectfully submitted:

Joanne Hill