

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 28, 2019
ADOPTED DECEMBER 9, 2019

Jennie Lipari opened the meeting at 10:03 a.m. with a salute to the flag.

Marlene Newman took roll call: Present were Jennie Lipari, Joanne Hill, Rosemarie Demmons, Marlene Newman, Hal Spector, Barbara Bucci, Bernadette Brodmerkel, Johnny McLean, and Kristi Woods. Absent was Audrey Hermelin. We have a quorum

President's Comments:

1. **Kudos:** I would like to take this opportunity to thank all the Board Members who have worked hard for the past 12 weeks on the 2020 Budget. I like to start my comments off with sincere thanks to all our volunteers who help us do the work of the association daily. We have begun to utilize the many talents of individual volunteers in handling important projects that will be supervised by Board Members. We have an immediate need for a volunteer in the Finance Department with either bookkeeping, accounting or administrative office skills.
2. **Amendments:** The final draft has been reviewed and will be mailed out shortly. Please read them carefully. The Board hopes that you will vote YES to both amendments because it will ensure that the quality of life here at Lauderdale West will remain so in the future.
3. **Bus:** We continue to get complaints about the new bus schedule. All homeowners should know that we have about 2,000 people who reside here at Lauderdale West and about 50 persons utilize the bus in any given week. We understand the importance of continuing to provide bus transportation to our residents who do not drive, and we have worked hard to include the bus service in our 2020 budget. As you know all our costs have increased but we feel that the bus is so valuable to our residents that we have figured out a way to keep it. We will just reduce the number of hours. The schedule will remain the same, and we have added stops. Bus riders have also expressed concern about Pete's job security, and we want to assure everyone that Pete will continue to drive the bus as well as continue to work in the maintenance department. For our insurance purposes, Pete is authorized to make stops

that are listed on the schedule only and all bus riders must sign the Logbook before boarding the bus.

4. **Sales and Rentals:** The Board would like to remind everyone about our Application and Approval Policy in regard to leases and sales. The Business Office is open from 9:00am to 12:00pm Monday through Friday and is closed on all National Holidays. Please check our website for additional holiday closings. Realtors will not be permitted any other times. **Leases:** Landlords must submit a lease renewal before the expiration of the current lease. The \$100 penalty will be enforced for late leases. A lease is considered late if all the work on the home inspection report is not completed before the current lease expires. Home inspections are done on all properties for lease or lease renewals on an annual basis. No lease will be processed or approved until all the work is completed. Failure to follow policy may result in fines as well as penalties. **Sales:** Homeowners who intend to sell their property should allow thirty (30) days for the processing of the sale of your home. Home inspections are done on all properties for sale. All work on the home inspection list must be completed before your sale is approved. Please do not schedule your closing, personal home inspection or move in date before written board approval is given. Homeowner failure to complete the work will result in the delay of board approval.
5. **English:** We understand that there are many residents in our community where English is not their first language and we are respectful of the diverse languages and cultures of those who live here. This can sometimes pose a problem because we post important information in English only on our website, in our newsletter or in email blasts. If you have business to transact in the business office, kindly bring someone with you to translate as we do not have translators available in the office.
6. **Guest Speakers:** From time to time the Board will invite guest speakers to our Board Meetings. These speakers take the time to present information to our community. We will allow time for questions at the end of the presentation. Please be respectful as they have been personally invited into our Clubhouse for your benefit.
7. **Interior Home Maintenance: A/C Units:** All Homeowners are responsible to maintain their own individual air conditioner units. Frequent and proper maintenance is required to avoid dangerous leaks. A/C leaks have been called in as "roof leaks" to the Maintenance Department. The Association does not maintain or service air conditioner units or repair air conditioner

leaks. Homeowners will be billed for a service call from SCI, our roofer, if it is not a roof leak. **Plumbing Repairs:** The Association will make minor plumbing repairs only. Any plumbing issue that requires a specialized skill, license or permit is the responsibility of the homeowner. Excessive calls to the Maintenance Department for the same problem will result in the homeowner receiving a bill or refusal of service.

Kristi Woods made a motion to waive the reading of minutes of the Budget/Financial Meetings for September 20, September 27, 2019 and Board of Director Meetings for August 26, September 23, and October 4, 2019. Motion Seconded by Marlene Newman. Vote taken. Hal Spector objected and said the minutes should be read. Majority in favor. Motion approved.

Kristi Woods made a motion to approve the Budget/Financial Meetings for September 20, September 27, 2019, and Board of Director Meetings for August 26, September 23 and October 4, 2019. Motion seconded by Joanne Hill. Vote taken. All in favor. Motion approved.

VENDOR PRESENTATIONS ON PEST CONTROL

Dead Bug Edwards (existing vendor)

- He has been our vendor for the last three (3) years.
- He services outside spraying and rodent bait boxes.
- They are moving away from indoor spraying in order to save Lauderdale West money.
- Working on cutting back bait stations from 700 to 400.
- They do termite control and fumigation as needed.
- They charge \$18 per household for inside servicing.

Questions from residents and directors were asked and answered by Dead Bug Edwards.

Beach Environmental

George, General Manager and George Operational Manager.

- Florida is a high pest state because of the weather.
- Proactive in place.
- Move to weekly service.
- Exterior treatment once a month.
- Interior treatment two (2) times a year at no charge. If needed monthly, the cost to homeowner would be \$12 monthly – bi-monthly would be \$23 monthly.
- Beach Environmental has been in business 30 years. It is family owned. They exterminate for Broward and Dade schools.
- They exterminate for ants, spiders, palmetto bugs. Every insect will bring another insect.
- They use top of line products and service.
- Their technicians have been with the company three (3) to five (5) years.
- Sub terrarium termites are the most destructive.
- Service includes in house inspection for possibility of termites.
- They offer fumigation services.
- Rodent bait boxes are serviced every other month.
- They do full service for exterior flea and tick spraying.
- They do iguana trappings.

Questions from residents and directors were asked and answered by Beach Environmental.

Bob Brown and Mark Gregory from JKA Pest Control and RK

- They use thermidor three (3) times a year.
- If there is a known problem, they will come back.
- Termite problems on an as needed basis.
- Although they are two separate companies, they work together.
- They are licensed and insured, not bonded.

- They charge by linear footage because of different size houses.
- We have over 700 bait boxes which are too many. They check them every three (3) months and replace the bait.
- They spray perimeter every four (4) months.
- There is a \$50 charge for termite inspection. If they find termites, there is no charge.
- If you sell your home, there is a charge of \$100 for a termite inspection.

Unfinished Business:

Status of LW Dock repair in Main Clubhouse: Kristi Woods said the dock looked good. Other projects to do to enhance the dock. She is getting bids on walkway.

Status of renovation of the LW Satellite Clubhouse Shower/Restrooms: Barbara Bucci said there is no change from the last meeting. They are working on it.

Status of Lobby renovation: Jennie Lipari said the furniture is being delivered Friday. The furniture fabric and carpet are commercial grade. We are waiting on the consult table and two (2) chairs. We will be getting professional carpet cleaning services twice a year. For volunteers needing to protect their pocketbook, they may put it in room 108.

New Business:

Motion to approve the expenditure of not more that \$500,000 for a Landscaping service contract with EDJ Landscaping, Inc. for calendar year 2020. Motion made by Johnny McClean, seconded by Kristi Woods. Vote taken. All in favor. Motion approved.

Motion to approve request for meeting room use Marlene Newman said there were no request for meeting room use.

Motion to approve requests for Sales and Rentals: Rosemarie Demmons made a motion to accept the following sales and rentals:

Lease Renewals

7-0083	1164 NW 84 th Ave.	11-1-10 to 10-31-20
7-0285	1061 NW 88 th Ave.	12-1-19 to 11-30-20
8-1139	8990 NW 12 th Pl.	8-1-19 to 7-31-20

All met the criteria, and everything is in order. Seconded by Joanne Hill. Vote Taken. All in favor. Motion approved.

Kristi Woods made a motion to approve the following requests for modifications of units:

7-0103	1065 NW 83 rd Ave.	impact windows & doors
8-0953	1261 Campanelli	landscaping logs to protect sides of driveway
8-0646	8225 NW 14 th St.	remove asphalt driveway and replace with cement

All met the criteria. Seconded by Bernadette Brodmerkel. Vote taken. All in favor. Motion approved.

Update on Roof Repairs: Will have them next meeting.

Announcement of Parties and Shows: Phil Dirt and the Dozers, Saturday, November 16th. \$10 for residents, \$17 for guests. Health Fair, Friday, November 1st. JBA auditorium. Casino Night, Saturday, November 9th. \$25 a ticket. New Years Eve Party, December 31st. Tickets go on sale December 2nd. \$20 for residents and \$25 for guests.

Report of Officers and Committees:

Barbara Bucci stated the following:

- Leaks from roof, sometimes caused by A/C unit in plexes. Not a roofing issue. Have you're A/C units checked twice a year. Change your filters. If its not a roof leak but an A/C leak, you will receive a bill of \$100 from roofer.

Motion to adjourn made by Barbara Bucci, seconded by Joanne Hill. Vote taken. All in favor. Motion approved. Meeting adjourned at 12:10 a.m.

Respectfully submitted,



Pauline Gosselin

Recording Secretary