

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 24, 2020
ADOPTED JANUARY 27, 2021

Joanne Hill opened the meeting at 7:30 PM with a salute to the flag.

Joanne Hill took attendance. Present: Joanne Hill (JH), Bernadette Brodmerkel (BB), Kristi Woods (KW), Rosemarie Demmons (RD), Barbara Bucci (BBU), Ermina Goodwin (EG), Johnny McLean (JM) and Hal Spector (HS). Absent: Jennie Lipari (JL), Marlene Newman (MN), and Pauline Gosselin (PG). We have a quorum.

President's Comments:

1. **Volunteers:** The Board would like to thank all our volunteers who sacrifice their time and talent to help us do the work we need to do. New volunteers are always welcome, we especially need volunteers with computer skills. If you are interested in becoming a board member, volunteering is the best way to learn about the work we do and how we interact with each other. Board members serve Monday to Friday from 9:00AM to 12:00PM. Please see Pauline Gosselin in the Business Office.
2. **Amendments:** As you may know, we had to postpone our meeting of February 3, 2020, regarding the two proposed Amendments the Board would like to pass as we did not have a quorum (majority) of owners either present at that meeting or who voted by proxy. On February 3rd and again on February 10, 2020, the Board voted to postpone that meeting and to reschedule it to Monday, April 2, 2020 at 7 PM in the auditorium at our main clubhouse. We urge you to vote by proxy and/or attend the meeting on April 2nd in order that we may obtain a quorum of owners to hold this meeting. If you have not voted, please do so immediately. If you need an additional amendment packet, please contact the Administration Office in Room 108 or a Board Member to obtain a new one. We recommend that you contact a Board Member if you have any questions or need a further explanation of the proposed amendments. Please do not rely on other resident's opinion to cast your vote or sway your opinion.
3. **Safety and Security:** Once again we must warn everyone to be vigilant and remain alert with regard to their personal safety. We have had another episode where a resident opened the door and after being distracted, had their home robbed. Police have been notified. For some time now we have been discussing several instances where residents have opened their door to strangers thinking they were our maintenance employees. We have posted photos of our maintenance workers in the Newsletter and in the clubhouse. All our maintenance workers carry ID and we will never send someone to your home without notifying you first. We want to alert everyone to be cautious when walking in the early morning or evening. Because we are a senior community, we are open for scams and criminals.

4. **Animals:** The Board continues to receive complaints about the increase in the number of animals on our property. Residents who do not leash or clean up after their animals or who harbor chickens and roosters. We need to remind everyone that we still are a no pet community. The past amendment to permit pets did not pass. Everyone who lives here at LW is not permitted to bring animals into our community. LW is required to follow Federal ADA laws regarding service animals. All service animals must be registered with the Association and the owners must provide appropriate documentation and agree to follow all city and county regulations before written Board Approval is granted. All residents who harbor animals in their home without written board approval are in violation of our documents and will be fined. If you believe that an animal is not registered, please let the board know and we will investigate. There are only 11 Board Members and we need the help of all residents in our community to identify animals that do not belong in our community.

KW made a motion to waive the reading of minutes of the Board of Director Meeting of January 27, 2020. Motion Seconded by JM. Vote taken. All in favor. Motion approved.

KW made a motion to approve the Board of Director Meeting for January 27, 2020. Motion seconded by JM. Vote taken. All in favor. Motion approved.

JH announced the 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 names, concern and phone number on the sign in sheet. You will need to limit your talk to three minutes or less.

Unfinished Business:

1. **Status of Renovation of LW Satellite Clubhouse Showers/Restrooms:** BBU – John is working daily and on Saturdays to complete the restrooms. We should be finished in the next couple of weeks.
2. **Status of LW Dock Repair at Main Clubhouse:** KW - Meeting with contractor next week regarding walkway.
3. **Status of Patio Plaza:** JH – Painting of former basketball court is completed; there are two tables there; umbrellas ordered and should arrive this week; planters ordered. All work and furniture have been donated by residents, contractors or vendors.
4. **Status of Amendments:**
JH – We are having a meeting on April 2nd. We have quite a few proxies in but still need more. We need 680 proxies for a quorum for the meeting. That is a majority of owners. I have been given a number of 842 proxies received by our attorneys but will check that number. Please attend the meeting and please vote if you have not already done so.

New Business:

1. **KW** made a Motion to approve the change from a Google-based system to a TiVo-based system with Blue Stream and the execution of the necessary contract amendment. Seconded by JM. Discussion ensued. KW explained the change as Blue Stream has discovered that the Google-based system has failed; they received too many complaints. Vote taken. All in favor. Motion approved.

2. **Motion to approve requests for meeting room use:** None

3. **Sales & Rentals:** RD made a motion to accept the following sales and rentals:

Sale:	Unit 8-0642	8209 NW 14 St	
	Unit 8-0976	1620 NW 86 Ter	
	Unit 8-1225	1181 NW 88 Way	
Lease Renewals:	Unit 7-0517	8633 NW 12 St	1-15-20 to 1-14-21
	Unit 8-0775	1701 NW 85 Ave	1-15-20 to 1-14-21
	Unit 8-0782	1551 NW 85 Ave	2-28-20 to 2-27-21
	Unit 8-0795	8536 NW 12 St	11-28-19 to 11-27-20

All meet our criteria. Seconded by KW. Vote taken; all yes. Motion approved.

RD made a motion to deny the following sale: Unit 7-0154, 1044 NW 83 Avenue. The unit was purchased at an auction; owners under 55; they want to immediately sell it and it cannot be sold for a year per our docs. Seconded by KW. Vote taken; all yes. Motion approved.

4. **Modifications:** KW made a motion for the approval of the following modifications:

- 8-1003 1520 NW 87 Lane paint driveway
- 7-0347 1025 NW 85 Terr. Impact windows & sliding door
- 7-0051 1071 NW 84 Ave. accordion shutters
- 8-1354 8850 NW 10 Ct. front door
- 8-1319 8901 NW 10 St. gutters
- 8-1346 1031 NW 90 Ave. impact windows & accordion shutters
- 8-0778 1631 NW 85 Ave. impact windows
- 8-1369 1131 NW 90 Way change white decorative shutters to black
- 8-0959 1400 NW 87 Lane impact garage door
- 8-0649 1400 NW 85 Ave. impact windows
- 8-0859 8548 Campanelli impact windows & back door

All meet our criteria. Seconded by JM. Vote taken; all yes. Motion approved. Mr. Singh inquired as to the status of his application. KW said it was not complete and she would speak with him tomorrow.

Roof Report: BBU: See attached list.

Announcement of Parties/Shows/Activities:

- Jane Currey and Band, Saturday, March 7th; \$10 residents; \$17 guests. KW reminded us that this information is on the website, newsletter, texts and emails.

Directors' Reports:

- **BB:** Cars cannot be parked on the grass as they are breaking sprinkler heads. If a car is parked on the grass and the head is broken, you will be charged \$5 per head and \$35 labor in order to repair that. While previously we were told to have two wheels on the grass and two on the road, we cannot do that at present. BB will inquire of the irrigation co. to see how far away from the road the heads are located and will advise. We will look into guest parking.
- **BBU:** There will be a change in our bus service. There is no service on Friday, February 28th and Monday, March 2nd. There will be service on Tuesday, March 3rd. Wednesday, Thursday and Friday will remain the same.
- **JM:** 1. Parking lot repairs will resume mid-March. 2. Re-sealing of plex parking spaces on 85th Terrace and 88th Ave should begin in a few weeks. 3. Of the 1359 homes, there are less than 50 people attending board meetings. They are important and he is discouraged that more people do not attend. Carmen Brooks she is available on Saturdays to walk through the Community with a questionnaire. Nancy A. questioned why she was asked if she was a resident in order to enter the building. Donna Huffine said that she asked her because she and several others were standing on the side. Donna asked if she had a fob and was told yes.
- **KW:** If we are not able to pass the amendments, then plex owners cannot use common ground to install a patio at the rear of their units. This is what we should ask people if they are residents and have fobs to enter the building. This is a safety factor. As this is flu season, be aware and wash your hands and use the wipes in the fitness room and clean the equipment before and after use. Don't forget to sign up for our text or email messages. Jeff Bender told us that of the 550 emails sent out recently, only 250 were actually opened.

Good & Welfare

Faith Kasten: Thanked the Board Members for their hard work. She told us about her issues with Blue Stream installation. **KW** asked to speak with her after the meeting to get more information and she would contact our representative.

Larry Chabis said he got his first bill from Blue Stream and it was for two months. **JH** said hers was the same. That is how they invoice. You pay for the month in advance.

Jay Stahl said three months ago he told us that he inquired of the City for a left turn arrow on Pine Island Road at 12th Street. He spoke with the City Council who did a study and he was told it was not warranted. The red light is much too long. The County is looking into the timing of that light. He also said that only 3% of the crosswalk buttons are operational.

Carmen Brooks spoke about Blue Stream and the number of boxes we are entitled to. **KW** said one main box and two smaller boxes. **KW** will speak with her after meeting. Carmen also said she is grateful about the cutting of trees but now she has bugs. **BB** took the bag and will research.

Motion made by JM to adjourn; seconded by RD. Vote taken, all yes. Meeting adjourned at 8:21 PM.

Respectfully submitted,



Joanne Hill
Temporary Recording Secretary

Roof Report

Repairs

1320 Camp Dr W	\$150 ⁰⁰
1451 Camp Dr W	\$225 ⁰⁰
8960 nw 10 th St	\$950 ⁰⁰
8930 nw 12 th Pl	\$1475 ⁰⁰
8209 nw 12 th Ave	\$200 ⁰⁰
9001 nw 13 th St	\$1495 ⁰⁰
8516 nw 14 th St	\$275 ⁰⁰
8212 nw 16 th St	\$1225 ⁰⁰
8571 nw 17 th St	\$400 ⁰⁰
1621 nw 85 th Ave	\$100 ⁰⁰
1600 nw 87 th Terr	\$225 ⁰⁰
1050 nw 88 th Way	\$1495 ⁰⁰
1111 nw 89 th Ave	\$1495 ⁰⁰
1151 nw 89 th Ave	\$1395 ⁰⁰

New Roofs

8901 nw 10 th St	\$18,225 ⁰⁰
8221 nw 14 th St	\$18,225 ⁰⁰
1101 nw 90 th Way	\$18,225 ⁰⁰

Hurricane Alex

1152-1154-1156-1158 nw 83 rd Ave	\$27,000 ⁰⁰
---	------------------------