

LAUDERDALE WEST COMMUNITY ASSOCIATION NO. 1, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
June 24, 2019
ADOPTED – JULY 8, 2019

MEETING opened by Jennie Lipari on June 24, 2019, at 10:10 AM with a salute to the flag.

Joanne Hill took attendance. Present: Jennie Lipari, Joanne Hill, Rosemarie Demmons, Audrey Hermelin, Johnny McLean, Barbara Bucci and Kristi Woods. Absent: Hal Spector, Marlene Newman and Pauline Gosselin. We have a quorum.

Motion made by Joanne Hill to waive the reading of the Minutes of the Board Meetings of May 29 and June 10, 2019. Seconded by Audrey Hermelin. Jennie Lipari asked if there were any comments, corrections or discussion. There were none. Vote taken, all yes. Motion approved. Motion made by Kristi Woods to approve the Minutes of the Board Meetings of May 29 and June 10, 2019. Seconded by Audrey Hermelin. Vote taken; all yes. Motion approved.

President's Comments: Jennie Lipari gave us the following report:

1. Amendments: Within the next 2 weeks, we hope to distribute the amendments that we need passed. One is to reduce the majority required to pass the amendment and one gives the board permission to change the rules and regulations from time to time to meet with current standards.
2. Special Presentation: July 8, we will have a special Hurricane presentation from Joel Gordon, the Deputy Chief of the Plantation Fire Department about Hurricane Preparedness. It is important information and we hope that you attend.
3. Fishing: There is No Fishing Permitted here in Lauderdale West. New signs have been posted. We have been seeing more and more non-residents fishing. We are encouraging residents to please call the non-emergency number for the Plantation police.
4. Lobby Renovations – we have received the third estimate for painting and are awaiting the design board for review. When it arrives, it will be in my office for review. Our maintenance crew will be refinishing the doors.
5. Clubhouse Floor. We are having issues with tiles lifting. We were able to remove some tiles and reuse them after the repair. This is a potential hazard and increased liability to the Association. We may have to include replacement in a future budget.
6. Bulletin Boards. Pictures of Directors, Custodians and Maintenance personnel are posted. Please familiarize yourselves with Lauderdale West personnel that represent the Association. We have also included photos of our wonderful volunteers without whom we could not do the important work of the Association. We are grateful for their hard work and dedication to our community. We included photos for the many clubs and activities with photos of residents. If you do not see your club or activity, please let me know. If we are missing a photo of your club, please provide us with one and we will post it with the others.
7. Blue Stream. We have had our first Blue Stream pre-construction meeting last week. They will begin marking in paint some lines today. We will set up a board in the lobby to keep you informed. Remember our AT&T contract does not end until May 2020 so please do not call them about any terminations.
8. Budget: We continue to identify new items for the 2020 budget. It is the Boards responsibility to maintain the infrastructure of our property. We are assessing what items must be done next year and what can wait. Budget meetings will begin earlier this year, probably in July. I encourage everyone to attend these important meetings as they will determine where your money goes.
9. Reserved Seats: The Policy for Reserved Seating at our Professional Shows has been changed. You will be able to reserve seats for the following year only. Reservations for 2020 will be taken from June 15 to November 15, 2019. We will post information on 8001 and our website when the ticket office will be open.

10. Awnings: In keeping with our exterior maintenance project, a reminder that homeowners are responsible for the upkeep and repair of their awnings. Remember, all awnings must be kept open unless a hurricane or hurricane watch has been posted. All awnings must be clean and painted white.
11. Questions from June 10 meeting: At our June 10th meeting during the presentation by Officer Radziwon regarding safety, there were two questions he did not have the answers to but he has since provided the following: (1) Question: Can a dog be tethered to a tree with a leash, if so, is there a limited length for the leash? Answer: A dog may be tethered to a tree. The leash has to contain the dog on the private property. The leash may not be long enough to allow the dog onto public property. Jennie pointed out that all the grass area is owned by Lauderdale West and not the owner therefore the answer is "NO", you cannot tether a dog to a tree in Lauderdale West. (2) Question: Is feeding animals a City Code violation (for example ducks or geese)? Answer: It is not a City Code violation nor a County Code violation to feed wildlife, in general. If feeding the animals causes a nuisance (for example feeding causes extreme defecation) then it falls under a nuisance violation." Jennie stated that there is no feeding of wildlife in Lauderdale West. If you have any questions about wildlife, you can the South Florida Wildlife Care Center at (954) 524-4302.

Old Business: Status of Telephone Directory. Joanne Hill stated that they are at the printer and we should have them in a couple of weeks.

Status of parking lot re-sealing: Johnny McLean reported that we are getting close to obtaining permits form the City. Once that is done, we will have to make accommodations to begin the work.

Status of LW deck repair at main clubhouse: Kristi Woods reported that our contractor is having a meeting on Thursday with the supplier of the composite wood so we will have more information shortly.

Status of Satellite Restrooms: Barbara Bucci reported that we have started the demolition of the women's room and that should be completed by the end of this week.

New Business: Kristi Woods made a Motion to approve the following officers as signatories on any and all Lauderdale West bank accounts: Jennie Lipari, Joanne Mazur Hill, Rosemarie Demmons and Hal Spector. Seconded by Johnny McLean. Vote taken; all in favor. Motion approved.

Meeting Rooms: Joanne Hill made a motion to approve the rental of room 113 on Sunday, July 7th from 4 pm to 9 pm for a 50th birthday party. All paperwork is in order and checks received. Jennie Lipari stated that she received a call this morning from the owner cancelling the party. Joanne said she would withdraw the motion. She also said that we are remodeling the kitchen in room 113 so there is no kitchen available right now.

Sales and Rentals: Rosemarie Demmons made a motion to accept the following:

Sales:	7-0493	8554 NW 12 St	
	8-0611	1258 NW 82 Ave	
	8-0852	1340 Campanelli	
Lease Renewals:	7-0107	1055 NW 83 Ave	6-1-19 to 5-31-20
	7-0209	1066 NW 85 Ter	7-1-19 to 6-30-20
	7-0464	8631 NW 11 St	4-15-19 to 4-14-20
	8-0949	1140 Campanelli	6-14-19 to 6-13-20

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

Modifications: Kristi Woods made a motion to accept the following:

8-0959	1400 NW 87 Lane	impact windows
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8-0831	1400 NW 85 Terr	impact windows/sliding doors
8-1397	1150 NW 90 Way	change from accordion shutters to impact windows
8-1239	9021 NW 13 St	impact garage door
7-0434	8631 NW 10 Ct	impact windows/door
7-0434	8631 NW 10 Ct	gutters
8-0859	8548 Campanelli	garage door

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

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

1031 NW 87 Lane (maintenance office)	\$27,000.00
8591 NW 17 Pl	\$18,225.00
8861 NW 14 St	\$18,225.00
8223 NW 13 St	\$18,225.00
1291 NW 90 Way	\$18,225.00
1610 NW 85 Way	\$18,225.00
1190 Campanelli Dr	\$18,225.00

Announcement of Shows: Sons De Cuba will be performing on Saturday, August 17th. Reserved seats go on sale Monday, July 22nd. \$10 for residents, \$17 for guests. Lauderdale West Social Club is having a July 4th Hot Dog Party. Tickets are on sale. Cost is \$7.00. Labor Day Party August 31st. Tickets go on sale sometime in July.

Reports of Officers and Directors: Barbara Bucci stated that we are looking to begin running movies one Saturday a month but we need people to run the movies, either streaming or DVD. We need five or six people. Jennie Lipari said we need volunteers and people need to step up. Barbara said she has three volunteers and needs three more. If you are interested in helping, see Barbara.

Audrey Hermelin wants to thank those people who are donating books for the library.

Johnny McLean wants to thank all the volunteers and kudos to Jeff Fleisch for all the work he has been doing in and around the clubhouse. He also wants to thank Micki Gaughan for all the work she did with Dead Bug Edwards. Dead Bug Edwards does not spray for midge flies, mosquitos or other water-related insects. Micki Gaughan said that Broward County will spray for mosquitos and has sprayed here in Lauderdale West previously. Jennie Lipari said that they have currently started spraying in South Broward.

Kristi Woods said (1) she will prepare a sign regarding Blue Stream updates every Friday which shall be placed in the lobby, on channel 8001 and on our website with updates. Today our irrigation people will be marking lines with paint in Phase 1 – the plexes. Make specific notice of the language “no one will ask or have need to come into your home”. Do not turn off your AT&T account now. We will not be switching over to Blue Stream until May of 2020. (2) Regarding the LW email/texting: she has two sheets of names where people did not respond to their emails to “opt in” (final sign up) to the email blast system. In order to accept the blast emails, you must respond to the email that was sent to you. This is a security measure. (3) Jeff (our webmaster) and Anna Bender are quite anxious to return to Lauderdale West. They have owned their home in update New York for over 30 years which has been on the market for two years. Their home up north

has the bare minimum of furniture. Jeff stated that they have gotten accustomed to the LW way of life and miss it!

Barbara Bucci said that Blue Stream will begin digging in our back yards with no machines. They will be hand-digging. They will also be putting door hangers on all our homes with information where to call if an AT&T or Comcast line is broken. Blue Stream will have workers right there who will be able to fix the line.

Good and Welfare: Herb Walker stated that he has seen several places throughout the Community where there are blue flags. Barbara Bucci said they are for irrigation.

Danny Metrick (1) Asked about kitchen updates. Jennie told him it was the kitchen in room 113. (2) He asked if the Social Club needed to do anything to reserve the auditorium for July 4th. Jennie told him it was already scheduled.

Pinky Tripani wanted to thank everyone who has donated to the veterans food drive and especially Micki Gaughan who has assisted her. Last year they collected \$1,800 worth of items and they are now over \$1,000. Micki has prepared a sign to go to City Hall who are also collecting for us.

Linda Ciasca spoke about the overpopulation of wildlife, especially geese and iguanas and wanted to know what can be done. Jennie Lipari said that last year we did remove 25 iguanas. The geese are protected.

Herb Walker said the reason why we have the Egyptian geese is that they were relocated from somewhere else.

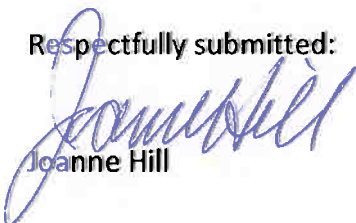
Linda Owen said she received a call from Steve Taylor who is out of town. Steve asked that she remind everyone that the cutoff for ticket sales for the July 4th hot dog roast was Wednesday, June 26th.

Connie Rodriguez asked about the new phone directory. Joanne Hill told us that it was currenting being printed and we should have it in the next two weeks. The ladies in the front office will be giving them out. You must bring your LW ID and you will receive one.

Linda Ciasca asked when Blue Stream will be up and running. Jennie said May of 2020.

Motion made by Joanne Hill to adjourn; seconded by Audrey Hermelin. Vote taken: all yes. Meeting adjourned at 10:45 AM.

Respectfully submitted:



Joanne Hill