

WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES - January 11, 2017

Present: All Board members present

Monthly Meeting Sign In sheet indicates attendees and is filed with minutes.

Davie Police Officer Graziadei attended and reported that there had been 9 car break-ins during the holidays in the Ivanhoe/Southwest Ranches area; all were unlocked. Homeowner asked about installing speed bumps on Waterford Drive near the pool. Officer Graziadei recommended speaking with the Town of Davie, Engineer Dept. Richard is going to invite the Town of Davie Vice Mayor to the next meeting to address speeding cars.

Richard Forgacic, President called the regular meeting to order at 7:10 pm.

The minutes of the last meeting were approved.

Treasurer's Report – was approved and is attached with the minutes.

Total dues paid for 2017 - \$20,260.00 (51 homes have paid – 2 underpaid and have been notified.

Expenditures YTD - \$41,169.38

Checkbook Balance - \$21,491.72

Reserve Account CD's - \$76,203.30 Deposited to Wells Fargo Money Market

Account - \$97,222.82 (12/31/16)

OLD BUSINESS:

ROAD IMPROVEMENT PROJECT

Richard gave an update of the project and addressed questions from the homeowners present. No tentative date yet. Logistics will be communicated to all homeowners when known. 40% deposit is to be paid when project is scheduled.

SPRINKLERS

All Green Sprinklers are scheduled for Tuesday (1/16/2017) for repairs, installing new timers and moving 2 sprinkler heads. Richard asked Marsha to send 25% deposit.

INSPECTIONS

Richard and Bobby doing inspections and will mail the checklists as necessary.

ROOF APPROVAL –

5891 Brighton is done and on file.

True Turf Management Inc. – a new contract that includes trimming the palm trees 2 x per year. New contract will be \$360/per cut.

POOL CONTRACT –

Advance Pools – Estimate received \$425/month + twice a year stabilizer charge of \$175 (March and September)

This amount is much more than our present contract (\$250/month)

NEW BUSINESS:

Question was asked about trimming and care of tree on Newcastle. The board will talk to lawn people about caring for this tree.

Richard made a suggestion that there be some flowers planted in common area at entrance on Waterford Drive and spotlights added if electric is available on the island. Also all common areas need to be mulched. He estimates that \$2000 to \$3000 will be needed for this project. Homeowner, Michelle Burke volunteered to work with Bobby and Richard to plant the flowers. A motion was made and seconded for Michelle Burke to head the Beautification Committee. All Approved.

Richard suggested that motion sensor lights be installed in both bathrooms at the pool. All agreed.

Architectural form was submitted for new roof at 14850 Newcastle Lane and approved.

Richard read the email from Don Bell and explained that the board voted last meeting to not approve the requested refund of \$75.00.

There was a discussion on ownership of the walls. The individual homeowners are responsible for the pressure cleaning of the as necessary. The Association remains responsible for painting when needed.

The meeting was adjourned at 8:15pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2nd Wednesday of month, February 8, 2017