

**WATERFORD PATIO HOME OWNERS ASSOCIATION**  
**MINUTES - June 08, 2016**

Present: Board members: Skip Shaw and Marsha Souza  
Monthly Meeting Sign In sheet indicates attendees and is filed with minutes.

Davie Police Officer Graziadei was present and reported that there have been no incidents reported in our neighborhood.  
The recent problem with overnight parking at the pool parking lot was resolved by talking to the owner of the car.

Skip Shaw, Vice President called the meeting to order at 7:15 pm and stated that this is not an official meeting, as only 2 board members present.

Skip - Sprinklers have been repaired. Per the repairman the break was at the Stirling and Volunteer corner. The mishap on the Waterford Avenue end is likely due to timers not working correctly. Advised we keep an eye out for any other mishaps, which would indicate it necessary to replace timers.

The minutes of the May 11, meeting had been emailed to the board members and to Don Bell, John DeChristopher and Travis Jackson.

As of June 7, 2016, total dues paid \$44,220.00, representing 134 paid and 1 owing, which has been forwarded to the attorney for collection.  
Expenditures to date: \$ 19,460.43  
Checkbook Balance: \$ 26,369.22  
Per the 2016 budget, a transfer of \$6800 was made to the money market account on 6/8/2016.

The homeowners and board members present had a general discussion of the Road Improvement project, including how this will be funded. The association is applying for a loan to fund the project, so as not to deplete the reserve account.  
It was asked "Does the board know how much should be held in the Reserve Account? Answer: \$20,000 - \$25,000 would be thought to be good amount.

Don Bell suggested the board may want to consider paying the fee for withdrawing the CD's early vs paying the loan's interest rate.

Discussed the idea of having no meetings for July, Aug and Sept. John and Don feel that this is against the By-Laws (pg 4 - Article VI) Decision tabled for meeting to be held in July.

John stated that the July inspection will be carried out and letters should be ready to mail first week of July.

John concerned that trees over the fence (house on Stirling Rd side of Newcastle Lane) have not been dealt with. Marsha said Richard had called Town of Davie about that and the Code Enforcement dept said Town of Davie responsible, as they are encroaching on Town of Davie property.

Don stated that the interest rate for the CD's is not on the Balance Sheet. And it should be. Marsha agreed to correct the Balance Sheet.

The meeting was adjourned at 810 pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2<sup>nd</sup> Wednesday of month, July 13, 2016.