

WAVERLY HUNDRED HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 22, 2020

Call to Order:

By: Christine Santoro
Time: 7:30 PM
Location: Ivanhoe Community Center at 6101 Volunteer Rd, Davie FL 33330

Determination of Quorum:

Board Member(s) Present: Christine Santoro – President
Michelle Harper – Secretary
John Alongi – Treasurer
Maria Perez – Director
David Wagner - Director
Andrea Neumann – Director

Board Member(s) Absent: Lindsay Adrain – VP

A quorum of the Board of Directors was present and the meeting could be held.

Management representative present:

Representing Miami Management: Bonnie Blanford, LCAM and supervisor LeeAnn Mattioli, LCAM

Homeowners present:

Homeowners present sign-in sheet attached

Confirmation of proper meeting notice:

Notice was posted on the property at least 48 hours prior to the meeting, as required by Florida Statutes.

Board Discussion:

- Board reviewed the 10/23/19 minutes and approved.
- Crime Watch – Need someone to take over.
- Town of Davie Liaison – Marty Rosenstock will take over.
- Lawn Service Liaison – Lawn Rader-David Wagner will take over.
 - Trees need to be trimmed more often. Has been done one time per year.
 - Dykes Rd should trim twice a year.
- Shaun from Lawn Rader addressed the Board & Members for a few minutes.
 - The tree trimming in the Community should be done twice a year. Before hurricane season and the holidays.
 - Entrance trees were done February 2019. David will meet with Shaun in February to drive around and inspect the trees/property.
- Violations – Board Members will start riding with Manager periodically.
- Legal – Michelle had a conference call with the attorney regarding a website submission. Attorney said not to worry about it but we should change realtors. Ask attorney how we should get bids out for the sponsorship of the holiday lighting. The person who made the submission trespassed on resident's properties to post flags and real estate signs. The flags got old and flew around the streets.
- Michelle is working with the attorney to amend and clarify the documents.
- Covenant enforcement-
 - Budget should not increase more than 3% per year. Attorney did not recommend this.
 - Nuisance – Attorney did not recommend removing. Covers all types of issues. Parties, drag racing etc.
 - Metal roofs allowed that look like tiles. No wooden shingles.
 - Play structures must be in the back of the house in good repair.
 - Common Ground wording left in.
 - Commercial vehicles-no signage, ladder racks, tool bins. Must be parked in garage.

Board Discussion Con't:

- Fining will be allowed. Will need to select a fining committee. Three residents not related to the Board.
- Will have to have a Special Meeting to approve the changes in the Covenants. Proxies should list each change separately. Will have to be a majority vote by Members in person or by proxy.
- Comcast payment was supposed to be 30 days from time of receipt of agreement but was told by Comcast it would be 90 days. Check should be received February or March.
- Sprinkler irrigation- Dar is the only proposal so far. It will be approximately \$10,000 to change out the system. We will need a few proposals.
- Walls are in bad shape. Will need a proposal. Can check with Advanced Painting Systems which is owned by Marcos. May want to change color & signage. Have the contract read that the paint must be brushed or rolled.
- ARC- John Alongi and Michelle Harper will approve the ARC's and Maria Perez will be the alternate.
- Avid-John Alongi will be 1st signer and Davis Wagner will be the 2nd. Christine Santoro to be removed. New Board Members need to fill out signature cards.
- David suggested that the Board not respond to Next Door app.
- Suggestion to get better meeting signs.

Motions:

Christine Santoro made a motion approve the Board of Directors Meeting Minutes from October 23, 2019, as submitted without changes.

Second: John Alongi

Motion Passed: Unanimously

Christine Santoro made a motion to appoint Marty Rosenstock to replace Lindsay Adrain who is no longer a resident in the Community.

Second: Michelle Harper

Motion Passed: Unanimously

Christine Santoro made a motion to appoint David Wagner as President as Christine Santoro resigned from the position as she will be moving.

Second: John Alongi

Motion Passed: Unanimously

Adjournment:

Christine Santoro made a motion to adjourn the meeting at 8:20 PM.

Second: David Wagner

Motion Passed: Unanimously

I hereby certify that the Minutes of the Board of Directors Meeting have been approved with _____ without _____ corrections.

Signature: _____ **Date:** _____

Print: _____ **Title:** _____