

WAVERLY HUNDRED HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 27, 2021

Call to Order:

By: David Wagner

Time: 7:05 PM

Location: Zoom meeting due to the Coronavirus Pandemic Hosted by David Wagner

Zoom Meeting ID - <http://us02webzoom.us/j/83605120928>

Join By Phone-US1 312 626 6799 - 1 646 558 8656 or 1301 715 8592 or 1346 248 7799 or 1 669 900 9128 or 1253 215 8782

Meeting ID-836 0512 0928

Determination of Quorum:

Board Member(s) Present:

David Wagner – President

Marty Rosenstock- VP

John Alongi – Treasurer

Andrea Neumann – Director

Maria Perez – Director

Pasquale(Pat) Lomastro- Director

Michelle Harper – Secretary

Board Member(s) Absent:

None

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

Management representative present:

Representing Miami Management: Ulee Major, LCAM

Homeowners present:

Homeowners present sign-in sheet attached

Confirmation of proper meeting notice:

Notice was mailed to all owners of record prior to the meeting, as required by Florida Statutes for an Annual meeting.

Board Discussion:

Board reviewed the October 29,2020 Budget Meeting minutes and approved:

Motion: David Wagner

Second: John Alongi

Carried: Unanimously

Volations Update:

Three residents still have boats on their property that can be seen. One in the driveway and two behind fences, still visible from the streets. Another owner has two trailers parked on their property. Michelle to check with attorney but must enforce the documents if owners are not complying, they need to be sent to legal after the third and final violation letter.

Some suggestions were presented about using shade to hide the boats, the board will have o see and judge at the time.

In order to make changes to the documents the association will need 66 per cent of 298 owners voting yes to approve any changes.

Landscaping Entrances:

Marty will speak to Lawn Rader concerning changing the landscaping at both entrances. The board approved the changes, also to add some color.

Motion: Marty Rosenstock

Second: John Alongi

Carried: Unanimously

Legal / Covenants Update:

Michelle Harper spoke about the violations and the one delinquent owner who was settled and we should receive payment.

Website Update:

No information to provide.

Items at the request of the board:

None

Open Forum:

Discussion concerning the boats and trailers from both owners one with the boat and the other with the trailers. One owner mentioned that there are trucks parked on the property also that maybe in violation.

Adjournment: 7:57 PM

Motion: David Wagner

Second: Michelle Harper

Motion Passed: Unanimously

I hereby certify that the Minutes of January 27,2021 Board of Directors Meeting have been approved with _____without _____ corrections.

Signature: _____ **Date:** _____

Print: _____ **Title:** _____