

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on July 26th, 2023, at 7:15 pm via Zoom.

CONFIRMATION OF PROPER MEETING NOTICE

Notice of the meeting was posted forty-eight hours prior to the meeting.

BOARD MEMBERS PRESENT

The following board members were present:

- Andrea Neumann - President
- Pat Lomastro – Director
- Rene Watson – Director
- Alysse Valdes-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE P.D-Officer Elliot

- Officer Elliot reported that was not much activity across the town
- Officer Elliot reminded owners to lock your doors, cars, pick up your mail, leave on the front lights to your home at night and do leave your key fobs in your car.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:26 pm.

APPROVAL OF MEETING MINTUES

Motion made by board director- Rene Watson to approve the June 28, 2023, Board meeting minutes seconded by board director Alysse Valdes.

UPDATE ON ASSOCIATION' S WALL DAMAGE FROM CAR ACCIDENT ON 6.28.23

Board President Andrea advised the association has General Liability insurance not commercial property therefore the insurance will not be paying for the damages and will be sending a denial notice to the Association.

Andrea advised the Board is working with the Association attorneys to see if some money can be recuperated and mention the Association will have to spend money on the repairs. Police report is still pending, and the property manager is working on obtaining three proposals to provide to the board.

Property manager stated previous records dating back to 2011 the Association never had commercial property insurance coverage. This may have been done due to the only property the Association has is the wall and the Board back than was either advised or made the financial decision to not add commercial property coverage and pay a higher premium. The Board will need to decide how to pay for the repairs by either special assessment or through the reserves general account.

DISCUSSION

- Property manager reported on financials the Association came in under budget 0.74%
- Andrea stated the tree trimming overbudget -268% is incorrect all the trees versus the three times a year at the entrance advised I will speak with Paula on this matter
- Violations reported as of July 21, 2023

ADJOURMENT

Motion made by Board President Andrea Neumann to adjourn meeting at 7:58pm, seconded by Board Director Pat Lomastro.

I hereby certify that the minutes of the July 26, 2023, have been approved as presented.

Signature: Andrea L. Neumann Title: President Dated: 8/23/23