

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on July 23, 2025, 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:

- Pat Lomastro – President
- Stephanie Fleites- Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Rene Watson – Director
- Tammy Hirsch-Director
- Chantal Tjon-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE

- Officer Danny Perez reported 10 extra watches and no major crimes were reported such as burglaries, or auto theft and to utilize the non-emergency number 954-693-8200.
- Officer Perez reminded residents to continue utilizing the vacation watch in the area and to lock your vehicles and have your exterior lights on.
- Officer Perez advised on the 1st Saturday take your child fishing from 9am to 11am.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:21pm.

APPROVAL OF MEETING MINTUES

Motion made by Board Director Rene Watson to approve the April 23, 2025; Board meeting minutes seconded by board vice president Stephanie Fleites.

PRESIDENT'S UPDATE

LANDSCAPING

Pat Lomastro advised the trees are scheduled to be trimmed August 9th or 11th 2025. The holiday lights price is being finalized by the end of July the vendor reduced the cost due to budget cost. The irrigation expenses are high and will need to contact an irrigation vendor to address the major repairs. it is affecting the water expenses. Pat Lomastro advised the water expenses are high and when it rains, he shuts off the irrigation on both

entrances Sterling road and Dykes road. There is a canal on Sterling Road which helps with the water usage but on Dykes road there is no water, Pat advised to possibly looking into having a well installed in the flower beds that would recuperate the water cost.

Stop sign was replaced at Sedgewyck Circle east and Ashby Field Road. Dead sign replacement is pending for Old Moat way and Ashby Field Road.

NEW BUSINESS

APPOINT OFFICERS

Board President Pat Lomastro advised they are appointing Michelle Harper on the Board and the HOA documents state Waverly Hundred HOA can only have 7 seats on the Board. Rene Watson resigned her position from the Board.

Board appointed Michelle Harper as Vice President and Stephanie Fleites as Director.

A motion was made by John Alongi, seconded by Rene Watson, and unanimously passed to nominate Michelle Harper as Board Vice President and Stephanie Fleites as Director.

DISCUSSION

- Property manager reported on financials the Association came in under budget 11.48%.
- Violations reported as of July 18, 2025.
- Two accounts are in delinquency property manager will follow up with owners before reaching out to the board on sending the accounts to collections- August 7.

ADJOURNMENT

Motion made by Board Director Pat Lomastro to adjourn meeting at 7:59pm, seconded by Board Treasurer John Alongi.

I hereby certify that the minutes of the July 23, 2025, have been approved as presented.

Signature: Pasquale Lomastro Title: President Dated: 07/23/2025