

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on April 24, 2024, 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
- Stephanie Fleites- Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Pat Lomastro – Director
- Rene Watson – Director
- Tammy Hirsch-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE

- Stephanie Fleites advised officer Elliot was not able to attend Board meeting to provide update and no new information was provided to report.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:20pm.

APPROVAL OF MEETING MINTUES

Motion made by Board Director Pat Lomastro to approve the January 24, 2024; Board meeting minutes seconded by board secretary Alysse Valdes.

UPDATE ON ASSOCIATION' S WALL DAMAGE FROM CAR ACCIDENT ON 2.20.24

Board President briefly went over the incident that caused property damage to the exterior wall on February 20th, 2024, details were outlined below:

- April 4, property manager received police report and contacted Mercury Indemnity Company of America to file a claim. Customer representative stated a claim was already filed and provided claim# FLPA00107941 and was transferred to the claim department-Team Everglades 800-987-6000 ext. 42111. Property manager left a detailed voicemail to the claims department waiting for call back.
- April 5, property manager reached out to claim dept. and reported property damage to exterior wall customer representative advised to send police report and photos of the damage. Property manager also advised they have a vendor to complete the repairs and would like to

send the proposal to the insurance company once manager receives proposal. Customer representative stated to send proposal once property manager receives it.

- April 15, property manager sent E. Gomez construction proposal to mercury insurance for review.
- April 22, Mercury insurance advised they will be processing payment for the proposal submitted and property manager provided name of association and Miami management address to send payment.
- Board President advised proposal was approved wall repairs will be completed by E. Gomez.

HOLIDAY LIGHTS 2024

Property manager provided board three revised proposal for holiday lights for 2024:

- Revised proposal from Christmas palace:
 - Proposal 25Q-10000221 (A) 3-year lease option \$7,705.00 includes palms behind monuments at Dykes entrance.
 - Proposal 25Q-10000221 (B) 3-year lease option \$6,250.00 does not include palms behind monuments at Dykes entrance.
- Revised proposal from Shine:
 - Proposal 6616 \$4,928.96 Stirling Road entrance
 - Proposal 6618 \$855.67 Dykes entrance
 - Program includes professional LED product, installation, maintenance, take-down and storage 50% Non-Refundable Deposit due upon agreement acceptance. Final balance due upon installation light completion. 2nd year price, 3rd year price, etc. is just the labor cost. That labor cost includes storage, 2 service calls (one for installing the lights and another trip to take them down) plus any maintenance if needed. If a Lift rental is added to use a fee will be added at time of installation and takedown. Price is subject to change based on the cost at the time of installation and take down.
- Revised proposal Noel Lighting
 - Main entrance- Entry & Exit side (5) royal palm \$4,200; (2) monument sign \$800.00
 - Dykes Entrance-Entry & Exit side (2) monument signs \$800.00
 - 1 yr contact \$6,000.05 if approved by April 9th, \$6,306.99 if approved by April 30th & \$6,937.52 if approved by April 30th
 - 3 yr contract \$5,970.24

Board voted on approving Shine to install holiday lighting for the community.

DISCUSSION

- Property manager reported on financials the Association came in under budget 25.53%
- Violations reported as of April 19, 2024
- Board discussed the overgrown trees and advised property manager to send a reminder notice on Tree Trimming and owner's responsibility.
- Board President discussed AT&T vendor will be on site (local park) on April 27 & April 28, for resident who are interested to sign up for internet service.

ADJOURNMENT

Motion made by Board Director Pat Lomastro to adjourn meeting at 7:41pm, seconded by Board Director Rene Watson.

I hereby certify that the minutes of the April 24, 2024, have been approved as presented.

Signature: Stephanie Fleites Title: Vice President Dated: 07/24/2024