

# **WAVERLY HUNDRED, HOA**

## **ANNUAL MEETING MINUTES**

January 22, 2025

### **CALL TO ORDER**

By: Monique Yearwood, Property Manager

Time: 7:15pm

Location: Zoom

### **PROOF OF NOTICE OF MEETING**

Property manager Monique Yearwood confirmed the signed and notarized Affidavit of Annual meeting Budget and posting of meeting notice.

### **BOARD MEMBERS PRESENT:**

- Stephanie Fleites
- John Alongi
- Pat Lomastro
- Rene Watson (absent)
- Alysse Valdes
- Chantal Tjon

### **REPRESENTING MIAMI MANAGEMENT INC.**

Monique Yearwood, LCAM, Property Manager

### **MEETING**

- Proof of mailing noticed provided per FL Statute requirement.
- Quorum of the membership was not present in person (virtually) or by proxy, therefore there was no annual meeting held or elections conducted.
- The current board will roll over and be seated due to acclamation.

**WAVERLY HUNDRED, HOA**  
**ORGANIZATIONAL MEETING MINUTES**  
January 22, 2025

**BOARD MEMBERS PRESENT**

Stephanie Fleites  
John Alongi  
Pat Lomastro  
Rene Watson  
Alysse Valdes  
Tammy Hirsch  
Chantal Tjon

**REPRESENTING MIAMI MANAGEMENT INC.**

Monique Yearwood, LCAM, Property Manager

**MEETING CALLED TO ORDER**

- Motion made by Stephanie to call meeting to order at 7:21 pm

**ORGANIZATIONAL**

The board members will remain in the following positions:

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

**MEETING ADJOURNED**

- Motion made by Pat Lomastro to adjourn meeting at 7:24pm.

# **WAVERLY HUNDRED, HOA**

## **BOARD MEETING MINUTES**

A Board meeting of the Board of Directors was held on January 22, 2025, at 7:30 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 (absent)
- Tammy Hirsch-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

### **MEETING CALLED TO ORDER**

Motion made by President to call meeting to order at 7:25pm.

### **CRIME WATCH TOWN OF DAVIE**

- Officer Perez reported officer Elliot has retired on Christmas day and he will be providing the quarterly updates going forward.
- Officer Perez reported 62 extra watches and no major crimes were reported.
- Officer Perez reminded residents to continue utilizing the vacation watch in the area and to lock your vehicles and have your exterior lights on.

### **APPROVAL OF MEETING MINTUES**

Motion made by board treasurer John Alongi to approve the November 6, 2024; Board meeting minutes seconded by board secretary Alysse Valdes.

### **PRESIDENT/TREASURER'S UPDATE**

#### **LANDSCAPING/FPL & TREE INTERFERENCE WITH THE POWERLINES**

President Pat Lomastro provided an update on tree trimming to be scheduled the first week of February. Sprinkler repairs (replace a valve and electric valve for the zones) were completed on Dykes Road & park area and added 20-foot extension with a check valve into the lake. Pat spoke on an expense with the tree trimming due to FPL the trees are interfering with the powerlines, FPL stated they do not need permission to complete

the workorders for future reference. Pat advised by spring to have landscaping completed for the wing wall at the park.

John Alongi advised there are three trees along Stirling that are interfering with the FPL powerlines. Pat informed he has a proposal for IMS for \$650.00 to remove the trees.

John Alongi made a motion **IF NEEDED** to approve the proposal of \$650.00 from IMS to remove the trees. Stephanie Fleites seconded the motion.

### **DISCUSSION**

- Property manager reported on financials the Association came in under budget 4.41%.
- Violations reported as of January 17, 2025.
- No delinquency letters will be sent to owners for the month of January & February per Board's instruction.
- Vice President Stephanie Fleites advised to table the Corporate Transparency Act until further notice
- Vice President Stephanie Fleites advised to the membership she has updated Waverly's website and that it is for owner's access only (not tenants or family members).
- John Alongi informed the membership he will be on vacation for the month of April and that Alysse Valdes will review and approve any ARC applications that will be submitted. In addition, Alysse or Stephanie will approve invoices (second signer) for AVID during John's vacation.

### **ADJOURMENT**

Motion made by board President Pat Lomastro to adjourn meeting at 7:46pm, seconded by board vice president Stephanie Fleites.

I hereby certify that the minutes of the January 22, 2025, have been approved as presented.

Signature: Pasquale Lomastro Title: President Dated: 01/22/2025