

WAVERLY HUNDRED, HOA
ANNUAL MEETING MINUTES
January 28, 2026

CALL TO ORDER

By: Monique Yearwood, Property Manager

Time: 7:30pm

Location: Ivanhoe Community Center 6101 SW 148 Ave, Davie, FL 33330.

PROOF OF NOTICE OF MEETING

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

BOARD MEMBERS PRESENT:

- Pat Lomastro
- Michelle Harper
- John Alongi
- Alysse Valdes
- Tammy Hirsch
- Chantal Tjon
- Stephanie Fleites

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 28, 2026

BOARD MEMBERS PRESENT

Pat Lomastro
Michelle Harper
John Alongi
Alyse Valdes
Tammy Hirsch
Stephanie Fleites
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 7:31 pm

ORGANIZATIONAL

The board members will remain in the following positions:

- Pat Lomastro, President
- Michelle Harper, Vice President
- John Alongi, Treasurer
- Alyse Valdes, Secretary
- Tammy Hirsch, Director
- Stephanie Fleites, Director
- Chantal Tjon, Director

MEETING ADJOURNED

- Motion made by Pat Lomastro to adjourn meeting at 7:37pm.

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on January 28, 2026, at 7:30 pm at Ivanhoe Community Center 6101 SW 148 Ave, Davie, FL 33330.

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
- Michelle Harper – Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Stephanie Fleites – Director
- Tammy Hirsch-Director
- Chantal Tjon-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 7:38pm.

CRIME WATCH TOWN OF DAVIE

- Officer Perez reported 55 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. The number to place vacation watch is 954-693-8200.

APPROVAL OF MEETING MINTUES

Motion made by board president Pat Lomastro to approve October 22, 2025; Board meeting minutes seconded by board treasurer John Alongi.

PRESIDENT/TREASURER'S UPDATE

President Pat Lomastro provided an update in February the IMS landscaping is going to complete tree trimming and will mulch the beds color will be changed color TBD. Annuals will be planted on both ends of the islands. Holiday lighting is the last year for the contract, and the price will be lower than the previous invoices. With the savings the Board will decide to add more lights to the wingwall on Dykes Road. After Three Kings holiday (January 6) the holiday lights will be turned off.

New lighting will be installed on the wing walls by the park. The sprinkler system is under control and is working after repairs were completed and the City of Sunrise water invoice has lowered after repairs were completed. Pat Lomastro advised the membership in the past he has addressed the water and sewer charges to the Mayor of City of Sunrise and was shut down on the request to remove the sewer charges being that Waverly Hundred HOA is using the water for irrigation only. City of Sunrise hired Eric Gomez to complete the fencing by removing all wood and replacing it with black vinyl coated fence near the canal.

John Alongi stated reserves are future expenses not budgeted for. For example, if there is hurricane that causes all the trees to go down in the community has reserves to cover the expenses. Mr. Alongi stated the community has had wall damage in the past and the reserves were used for the repairs that prevented a special assessment. Mr. Alongi has stated he is long time resident since 1992 and this community has never had a special assessment and the Board would like to keep the reserves funded to prevent special assessment to the membership.

DISCUSSION

- Property manager reported on financials the Association came in under budget 8.09%.
- Violations reported as of January 23, 2026.
- No delinquency letters will be sent to owners for the month of January & February according to the Board’s instruction.

ADJOURMENT

Motion made by board director Tammy Hirsh to adjourn meeting at 8:05pm, seconded by board secretary Alysse Valdes.

I hereby certify that the minutes of January 28, 2026, have been approved as presented.

Signature: *A Valdes* Title: Secretary Dated: 4/22/26