

**WAVERLY HUNDRED HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**July 22, 2020**

**Call to Order:**

**By:** David Wagner  
**Time:** 7:00 PM  
**Location:** Zoom Meeting due to the Coronavirus

**Determination of Quorum:**

**Board Member(s) Present:** David Wagner – President  
Michelle Harper – Secretary  
John Alongi – Treasurer  
Maria Perez – Director  
Marty Rosenstock - VP  
Pat Lomastro - Director

**Board Member(s) Absent:** None

A quorum of the Board of Directors was present and the meeting could be held.

**Management representative present:**

Representing Miami Management: Ulee Major, LCAM

**Homeowners present:**

Homeowners present sign-in sheet attached-16 present

**Confirmation of proper meeting notice:**

Notice was posted on the property at least 48 hours prior to the meeting, as required by Florida Statutes.

**Financial Report:**

Presented to the board in meeting package for 6/2020

**Delinquency Report:**

Included in meeting package

**Violations:**

On going

John and Manager travel around the property once monthly and violation letter sent to those who are not maintaining their landscaping, roofs, driveways, commercial vehicles on property and Boat that can be seen for the streets.

Board discussed the signs on some properties, will allow for now due to the coronavirus there are signs for graduation, first responders, security systems and one has America Strong. Manager to call the police officers home with 5 Beware of Dog posted on the back fence and one in the front of home.

**Agenda Items:**

**Crime watch Leads:**

No one at the meeting was interested in joining now.

**Wall Painting /Colors:**

Final Letter for approval to be mailed to owners that need to trim before wall painting. Letters to be mailed certified and regular mail.

The board to pick 4-5 colors and place on a wall to be determined for owners to decide the color.

**Tree Trimming Proposal & Scheduled:**

Tabled

**Legal Covenants update**

None

**Boats /Legal Advice:**

The board spoke about some homes that have boats on the property.

**Website Update:**

Andrea recommends not to recommend anyone to advertise on the website.

**Items at the request of the board:**

No items

**Old Business:**

The association is responsible for trimming the shrubs near the FPL area located before going over the bridge to the next side. FPL may ask the association to remove shrubs. John has information concerning the FPL and the shrubs.

**New Business:**

Discussion concerning Holiday lights for both entrances, let vendors bid to pay for holiday lights.

**Adjournment: 7:54**

**Motion:** David Wagner

**Second:** Marty Rosenstock

**Motion Passed:** Unanimously

**Open Forum:**

Nothing

**I hereby certify that the Minutes of the Board of Directors Meeting Wednesday July 22,2020 have been approved with \_\_\_\_\_ without \_\_\_\_\_ corrections.**

**Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**Print: \_\_\_\_\_ Title: \_\_\_\_\_**