

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on January 24, 2024, at 7:27 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:

- 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

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:18 pm.

CRIME WATCH TOWN OF DAVIE -Stephanie Fleites

- Stephanie Fleites reported currently there is no officer reporting on crime watch due to conflicting schedules. John Alongi suggested having the property manager or Board President write a complaint to the police dept/Town of Davie on the matter. Stephanie advised she will follow up with Board President Andrea Neumann on this issue.
- Not much activity to report only missing cats.
- Stephanie Fleites suggested to use vacation watch when residents plan to be gone for period of time.

APPROVAL OF MEETING MINTUES

Motion made by board vice president – Stephanie Fleites to approve the October 26, 2023, Board meeting minutes seconded by board treasurer John Alongi.

ARC'S ROOF

Board discussed the metal roofs installation that owners have inquired about the approval process from the board. Board members voted on the following options:

- Metal roof -Barrel tile or shingle tile

Majority of the board agreed for the installation of metal roof- barrel tile or shingle tile. John Alongi advised the home on 6410 Olde Moat Road has a metal roof installation and was already approved prior to the current board members that are on the board and to have any homeowner take look as an example for metal roof installation. Motion made by Secretary Alysse Valdes, seconded by Rene Watson.

PRESIDENTS UPDATE

UPDATE ON ASSOCIATION' S WALL DAMAGE FROM CAR ACCIDENT ON 6.28.23

Vice president Stephanie Fleites advised to the membership that the board will not pursue any legal action on pressing charges on the juvenile due to incurring attorney fees. Treasure John Alongi advised the HOA attorney advised the Association will end up incurring cost to win the case and will be a long lengthy process and advised not to pursue.

AT&T FIBER UPGRADE PROJECT

Treasurer John Alongi discussed the project progress of the fiber upgrade project that has started on the west side some residents have experienced inconvenience of damages to their property. He advised a memo was sent to the membership on the time length of the project (3 months) and if there any damages that occur to contact the number and email in the memo. If there is no assistance John advise he or Andrea can escalate the matter to a manager. This is not an HOA project, and the Association is not responsible for replacing -driveways, landscaping, sewer, or sprinkler system. If the resident is not satisfied with BlueStreak response or repairs the owner will need to file a claim or obtain legal counsel not the HOA.

DISCUSSION

- Property manager reported on financials the Association came in under budget 1.76%
- Violations reported as of January 18, 2024.
- No delinquency letters will be sent to owners for the month of January & February per Board's instruction.
- An owner brought up during open forum that the metal roofs are not allowed he stated this is located in the Declaration of Covenants section 3.05. Board advised they will investigate the metal roof as there are homes that have metals that were previously approved.

ADJOURMENT

Motion made by board Vice President Stephanie Fleites to adjourn meeting at 7:57pm, seconded by board secretary Alysse Valdes.

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

Signature: Stephanie Fleites Title: Vice President Dated: 04/24/2024