

WAVERLY HUNDRED HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY April 28, 2021

Call to Order:

By: David Wagner

Time: 7:05 PM

Location: Zoom meeting due to the Coronavirus Pandemic Hosted by David Wagner

Zoom Meeting ID - <http://us02webzoom.us/j/2953697090>

Join by Phone-US1 713-353-0212 - 1 888 822-7517 or 1301 715 8592

Meeting ID-602330

Determination of Quorum:

Board Member(s) Present:

David Wagner – President

Marty Rosenstock- VP

John Alongi – Treasurer

Andrea Neumann – Director

Maria Perez – Director

Pasquale(Pat) Lomastro- Director

Michelle Harper – Secretary

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 (17) Sign-in sheet attached

Confirmation of proper meeting notice:

Notice 48 hours in advance of the meeting.

Approval of the minutes of the meeting for March 27,2021.

Tabled

DLQ/ Collections:

Forwarded to the board in meeting package.

Guest:

Davie Police officer Danny spoke concerning Crime Watch. Lock your car doors, the new cars side view mirror will fold in when the car is locked. The criminal knows when the car is open. The Davie police department also have a website for special needs persons. They give out stickers or a bracelet to identify these individuals. They pay special attention to those individuals that may need help .

Lawn Service Guest:

Jim Givens from Hurricane Landscaping Services spoke to the association about the landscaping issues that he inspected and presented his proposal for new landscaping. Jim suggested not taking out all the plants but adding to what's already there and just removing the dead plants.

The board had discussion as to them voting to hire the new lawn service presented by Jim Givens from Hurricane Landscaping, Michelle feels that Shawn from Lawn Rader has done a lot of free work for the community and deserves a chance to make corrections to the landscaping. The board needs to look at the contract to see how to get out of the contract, the board to have the attorney look at the Lawn Rader's contract. May require 60 or 90 days out.

Question on how much Waverly Hundred is spending monthly on the sprinklers, Seth the new manager to contact the board tomorrow with the information.

Introduction of new property manager:

Seth Carpenter
Seth spoke and told a little about himself.

New Director:

Andrea Neumann resigns from the board of directors.

Motion made by David Wagner to have Stephanie Fleites join the board.

Motion: David Wagner
Second: Marty Rosenstock
Carried: Unanimously

Violations Update:

Two residents still have boats on their property that can be seen from the streets, two are behind fences, still visible from the streets.

The board said no to building shade to cover the boats. Only one of the boat owners was present at this meeting.

Legal / Covenants Update:

One owner was still with the attorney at the time of the meeting and is paying off his delinquent maintenance fees.

Website Update:

No information to provide.

Items at the request of the board:

None

Open Forum:

Information given concerning the owner of the private road and land area, he is taking care of the area South of the FPL easement.

Adjournment: 8:32 PM

Motion: David Wagner

Second: John Alongi

Carried: Unanimously

I hereby certify that the Minutes of April 28, 2021 Board of Directors Meeting have been approved with _____ without _____ corrections.

Signature: _____ **Date:** _____

Print: _____ **Title:** _____