

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on June 28th, 2023, at 7:00 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:

- Andrea Neumann - President
- Stephanie Fleites – Secretary
- John Alongi - Treasurer
- Pat Lomastro – Director
- Rene Watson – Director
- Alysse Valdes-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE P.D-Officer Elliot & Stephanie Fleites / Secretary

- Secretary reported issues with ATVs going through the other side of the park the person was not from the neighborhood; incident at 1:30am vehicle (going a high-speed going over 100 mph) crashed into Association wall resulting in extensive damage and hitting a tree.
- Officer Elliot advised the records did not report anything on his end because BSO was handling the case
- Officer Elliot advised he would investigate the ATV's issue it maybe kids and he would reach out to the parents; if the kids are ticket it may prevent them from obtaining a license in the future
- 327 vacation watches for the month in the area.
- Officer Elliot reported mail and lawn equipment theft going on in SW Ranches
- Officer Elliot & Secretary Stephanie advise to lock your doors, cars, pick up your mail, leave on the front lights to your home at night and do leave your key fobs in your car.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:30 pm.

APPROVAL OF MEETING MINTUES

Motion made by Board President- Andrea Neumann to approve the May 24th, 2023; Board meeting minutes seconded by John Alongi- Treasurer.

REPLACEMENT OF LIGHT INSTALLATION FOR DYKES ENTRANCE

Board President Andrea Neumann made a motion to replace the lights at Dykes entrance and Rene Watson 2nd the motion. John Alongi advised this cost will come out the reserve account.

DISCUSSION

- Property manager advised Board prior meeting minutes-May24th included to waive legal fees for acct#3768-000413 reseal driveway.
- Property manager reported on financials. Board Treasurer reported community in good financial standing, until September he advises that adjustments will need to be made 3% increase cost have gone up.
- Property manager advised that on the violations there are older violations with prior notes from Corrine that will need to be reviewed and updated
- Board advised to send memo out in reference to the tree trimming is the homeowner’s responsibility not the Association. The trees were planted by the Town of Davie many years ago they no longer will trim the trees and they will make repairs to the sidewalks only.
- Property manager advised insurance agent of extensive wall damage that occurred on June 28th and submitted photos

ADJOURNMENT

- Motion made by Board Director to adjourn meeting at 7:55pm, seconded by Board President.

Andrea L. Neumann

Signature of Board Member

President

Title

7/26/23

Date