

# WAVERLY HUNDRED, HOA

## BUDGET MEETING MINUTES

A Board meeting of the Board of Directors was held on October 23, 2024, at 7:15 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 (absent)
- John Alongi - Treasurer
- Pat Lomastro – Director
- Rene Watson – Director (absent)
- Alysse Valdes-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 7:20 pm.

Affidavit of mailing provided to residents per FL Statue.

### MOTION(S)

Motion made by board President Andrea Neumann to approve the proposed 2025 Budget, seconded by board Director John Alongi, all in favor.

### ADJOURMENT

Motion made by board President Andrea Neumann to adjourn meeting at 7:30pm, seconded by Board Director John Alongi.

I hereby certify that the minutes of the October 23, 2024, have been approved as presented.

Signature: Pasquale Lomastro Title: President Dated: 1/25/25

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- **CRIME WATCH TOWN OF DAVIE P.D-Officer Perez**
- Officer Perez reported they have transitioned over to a new computer software the stats for Waverly of watches are pending due to the new software update.
- 33 vacation extra watches opted for service through their website.
- Officer Perez advised homeowners 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.
- Officer Perez report before Hurricane Milton there was reported in a different community of a stolen vehicle and undercover agents were able to apprehend three suspects.

### 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 Director– Pat Lomastro to approve the July 24, 2024, Board meeting minutes seconded by board Director Alysse Valdes.

### DISCUSSION

- Property manager reported on financials the Association came in underbudget 11.27%
- Property manager advised to the membership the variance for electricity was over budgeted 20.22% due underbudgeting of the electricity expense.
- Board President advised Christmas holiday lights were installed but will not be turned on until after Thanksgiving.

- Board President Andrea advised she has her home listed for sale and will be moving from Waverly Hundred, once the sale is confirmed Andrea Neumann will notify property manager and the Board. Property manager advised an Organizational meeting will be held to appoint the interim President the Board will vote on.
- Violations reported as of October 18, 2024
- Residents has concern for the FPL easement are that is overgrown, Board advised that is the responsibility of the Town of Davie and Board President Andrea will reach out to Public works & capital Projects Director -Osdel Fernandez-Larrea.
- Residents complain on Bluestreak/AT&Tare constantly parking trucks on easement Board advised that there are no signs posted and area belongs to the Town of Davie.

**ADJOURNMENT**

Motion made by Board President Andrea Neumann to adjourn meeting at 8:02pm, seconded by Board Director Alysse Valdes.

I hereby certify that the minutes of the October 23, 2024, have been approved as presented.

Signature:     *Pasquale Lomastro*     Title:     *President*     Dated:     1/25/25