

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

May 24th 2023 7:00 PM Via Zoom

QUORUM ESTABLISHED WITH BOARD MEMBERS PRESENT:

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

REPRESENTING MIAMI MANAGEMENT: Arleth Broderick, LCAM

CRIME WATCH TOWN OF DAVIE P.D.: Officer Eddie Velasquez & Larry Elliot / Secretary

- Secretary reported minor issues from Nextdoor/ neighbors or Facebook; police knocking on resident door due to garage being open, a car burglary, and a car hitting the wall on Dykes Road.
- Officer Elliot advised that Officer Velasquez is now assigned to Southwest Ranches which covers the association.
- Officer Elliot reported 3 burglaries in the area Falcons Lea and Southwest Ranches.
- Officer Elliot recommends to be vigilant and keep personal items safe, vehicles locked and mail secured.
- 210 vacation watches for the month in the area. Secretary advises that there is a link on the website for this service.

MEETING CALLED TO ORDER:

- Motion made by President to call meeting to order at 7:26 pm
Second: Secretary

MOTION(S):

- Motion made by Board President to approve the April 26th, 2023 Board meeting minutes.
Second: Secretary

DISCUSSION:

- Property manager reported on financials. Board Treasurer reported community in good financial standing and advises that with the increase of insurance, accounting and tree trimming there may be increases due to the cost of living come in September and October in Budget time.
- Property manager reported that Owner #816 an Intent to foreclose letter was sent on May 5th, 2023 and payment is due on or before June 19th, 2023. Balance Due to the association is without attorney fees \$839.00.
- Property manager asked for clarification on the removal of legal fees of Owner #413 - \$305.00 Reseal of driveway and board advises that it should be removed.
- Property Manager reported that Owners with accounts ending in #46 in the amount of \$457.50, #423 in the amount of \$610.00, #511 in the amount of \$305.00, #537 in the amount of \$595.92 were sent friendly reminder notices but have yet to pay attorney fees.
- Property Manager asked board if they had a chance to review owner's request to place it on top of garage door. Board discussed request and decided that they would not be in favor of request since as previously recommended by association attorney it is not recommended to have any variance from the bylaws as it would also be costly to send letter and challenging to amend documents with support of community who do not show up to meetings.
- Board President reported that landscaping was done at Dykes Road entrance, and she will be getting together with electrician to place lights to match other entrance in Sterling.
- Board reminded property manager that invoice payment must come out of reserves.
- Property manager advised that she has been promoted and that new manager would be taking over.

MEETING ADJOURNED:

- Motion made by Board Director to adjourn meeting at 8:08pm, 2nd by Board President.

