

# WAVERLY HUNDRED, HOA

## **BOARD MEETING MINUTES**

April 27 2022 7:30 PM

Via Zoom Virtual Link

### **BOARD MEMBERS PRESENT:**

- Andrea Neumann – President
- Stephanie Fleites - Secretary
- Pat Lomastro - Director

### **REPRESENTING MIAMI MANAGEMENT:**

- Corinne Rivera, LCAM

### **CRIME WATCH TOWN OF DAVIE P.D.:**

- Officer Elliot Report:
  - Neighbor reported vehicle was broken into, but police report was not made
  - No crimes reported within Waverly Hundred in April
  - Reminded residents to lock cars as most vehicle break-ins are from unlocked cars.
  - Residents are encouraged to install the Safer Watch app when they leave on vacation so TOD, P.D. can check on the home while the owner is away.

### **MEETING CALLED TO ORDER:**

- Motion made by Andrea to call meeting to order at 7:28 pm, 2<sup>nd</sup> by Pat.

### **MOTION(S):**

- Motion made by Andrea to approve the March 23, 2022 Board meeting minutes, 2<sup>nd</sup> by Stephanie. (AIF)
- Motion made by Pat to approve the proposal from Reliable Pressure Cleaning for cleaning the common areas for \$700, 2<sup>nd</sup> by Andrea. (AIF)

### **DISCUSSION:**

- Property Manager is working on Welcome Letter for new owners.
- Andrea will speak with the Association's attorney to confirm whether the Association or owner are responsible for legal fees incurred due to violations.
  - Board advised to hold off from sending "final" violation notices to owners until after speaking with the attorney.
- Phase I of landscape improvements along Stirling Rd. is complete, however some minor modifications are still needed.
- The completion of the landscaping replacement on the sub wing-walls is on hold.
  - Dykes Road landscaping will be completed next year.
- Owner reported a light out on the Stirling Rd. wing wall.
- Town of Davie is expected to complete the black-top of the 2<sup>nd</sup> half of the community roads next year.
- The construction along the I-75 highway still has not started, manager to continue holding off from sending roof Violations to homes along the highway on Gauntlet Hall Ln.

### **MEETING ADJOURNED:**

- Motion made by Andrea to adjourn meeting at 8:07 pm, 2<sup>nd</sup> by Stephanie.

**I certify that the minutes of the April 27, 2022 board meeting, are approved  
with \_\_\_\_\_ or without \_\_\_\_\_ corrections.**

\_\_\_\_\_  
Signature of Board Member

\_\_\_\_\_  
Title      4

\_\_\_\_\_  
Date