

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on April 23, 2025, 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:

- Pat Lomastro – President
- Stephanie Fleites- Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Rene Watson – Director
- Tammy Hirsch-Director
- Chantal Tjon-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE

- Officer Danny Perez reported 14 extra watches and no major crimes were reported such as burglaries, or auto theft and to utilize the non-emergency number 954-693-8200.
- Officer Perez reminded residents to continue utilizing the vacation watch in the area and to lock your vehicles and have your exterior lights on.
- Officer Perez advised on April 26, DEA drug national event 10am to 2pm to discard any expired or unwanted medication located at Walgreens on Sheridan and Dykes.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:17pm.

APPROVAL OF MEETING MINTUES

Motion made by Board Director Pat Lomastro to approve the January 22, 2025; Board meeting minutes seconded by board secretary Tammy Hirsch.

PRESIDENT'S UPDATE

LANDSCAPING

Pat Lomastro advised the trees were trimmed in February 2025. Repairs were completed on the service lines located near the park and south of the park on the west side and the sprinklers are working as normal. Mr. Lomastro will look into having more signs installed from the town of Davie located at the wall that runs down

by the park on Hawkes bluff street. RW Electric installed new GFI's located on Sterling Road and Dykes Road entrance.

HOLIDAY LIGHTING SPONSERSHIP

Pat Lomastro stated he would like to reach out to vendors or if anyone knows anyone who are interested sponsoring all or some of the holiday lighting for Waverly Hundred.

DISCUSSION

- Property manager reported on financials the Association came in under budget 0.13%
- Violations reported as of April 18, 2025
- Final notice violations attorney-property manager advised there were two owner's on the list to go to the attorney but after investigation 6300 Gauntlet Hall Ln owner has submitted an ARC to replace the roof that will closed the violation and the second owner 6201 Sedgewyck Cir W will give another month if there is no compliance the Board will need to approve to send the attorney.

ADJOURMENT

Motion made by Board Director Pat Lomastro to adjourn meeting at 7:30pm, seconded by Board Director Tammy Hirsch.

I hereby certify that the minutes of the April 23, 2025, have been approved as presented.

Signature: Pasquale Lomastro Title: President Dated: 7/27/2025