WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on April 22, 2026, 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
- Michelle Harper – Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Stephanie Fleites – Director (absent)
- 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 Perez was absent from the Board meeting and no update was provided.

MEETING CALLED TO ORDER
Motion made by President to call meeting to order at 7:23pm.

APPROVAL OF MEETING MINTUES
Motion made by Board President Pat Lomastro to approve January 28, 2026; Board meeting minutes seconded by board treasurer John Alongi.

PRESIDENT'S UPDATE

IRRIGATION/LANDSCAPING
Pat Lomastro informed the membership there were a lot of irrigation repairs to the following areas:

- Stirling road
- Park entrance
- Dykes road

February the trees were trimmed, and all the foliage was taken care of and mulched was installed in the common areas. RW Electric repaired all lights that were out, and all lights are programmed on sensors. Annuals were installed on Stirling and Dykes Road and the wing walls were completed by IMS.

DISCUSSION

- Property manager reported on financials the Association came in over budget 1.19%.
- Delinquency -20 homes totaling in the amount of $8,175.00 were reported for the month of April.
- Violations reported as of April 12, 2026.
- Holiday party at the end of December at the park.
- Property manager to contact Shine for updated proposal for Holiday lights including Dykes center island and monument area.
- Property manager to send an eblast on residents not picking up after their pets in the park.
- Mailbox numbers are not hand painted on the mailbox, violation notice will sent.
- Inquire on Board certification courses for 2026.

ADJOURMENT

Motion made by Board President Pat Lomastro to adjourn meeting at 7:43pm, seconded by Board Secretary Alysse Valdes.

I hereby certify that the minutes of April 22, 2026, have been approved as presented.

Signature: Pasquale Lomastro Title: President Dated: 07/25/2026