

**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – January 10, 2018**

Present: Skip Shaw – President, Marsha Souza – Secretary/ Treasurer,
Ken Waddle –Director, Giscard Guilloteau – Director
Mike Rodriguez – V. President was absent (excused)

Monthly Meeting Sign In sheet indicates attendees and is filed with minutes.

Davie Police Officer Rivera reported to the attendees that since November there have been some criminal incidences in the Ivanhoe area: specifically, car burglaries in Hawkes Bluff and a home break-in on Surrey Circle. Since November there have been no incidences in Waterford area.

Skip Shaw, President called the regular meeting to order at 7:05pm.

The minutes of the December meeting were read. A motion was made and seconded to accept the minutes. All voted yes. The minutes of the December meeting were approved. It was requested that the minutes be done asap after the meeting so they can be posted to the website for all homeowners to read.

Treasurer's Report –

December Report was given. A motion was made and seconded to approve the Treasurer's Report. All voted yes and the Treasurer's report approved. The Treasurer's report is on file with the minutes.

OLD BUSINESS:

Newcastle Circle – The work to improve the circle in the cul-de-sac on Newcastle Lane has been completed and is generally thought to be a good improvement. However, it is noted that a root was coming through the asphalt and could be a potential liability for the association and there is a dip that needs to be filled in. Marsha to follow up with EPS and try to resolve these issues.

Lot #10 – 5891 Brighton Lane was sent a certified letter about the cars parking on the grass, which has been returned by the post office. Marsha will call the owner and talk to them.

Lot # 20 – 15031 Brighton Lane was sent a certified letter about parking the truck across the lane on the swale, and the truck has been moved to the owner's driveway.

Richard Forgacic the outgoing president turned in the extra pool keys, pump room keys, extra envelopes, stamps and the address stamp.

Twin Lakes was asked about doing the drain repair at the pool. They cannot do it. Ken Waddle suggested Tubby Plumbing to get an estimate to fix the drain problem at the pool.

Travis Jackson stated that he emailed the Town of Davie Mayor, Judy Paul to find out about the street signs being replaced. He found out that Broward County had replaced the signs on Waterford and Chester. He feels it is not in our best interest to place new signs on rusted poles. He noted that Bristol /Waterford and Castlegate/Waterford have new signs and new poles.

Richard Forgacic will turn over the street signs that were ordered to Marsha for storage.

Richard Forgacic said he will not do all inspections. He will only do Leeds Lane and Chester Lane. The board decided that Skip and Ken will do the inspections on Brighton, Bristol and Newcastle. Marsha will email the Maintenance/Repair Checklist and the WPHOA Maintenance Master List.

Richard Forgacic reported that the sprinklers have been repaired and timers have been set for Thursday, each zone for 6 min and 15 min between zones. Timers easy to set and each timer used 2 - 9V batteries and the batteries should be replaced every 3 months. Ken and Giscard to meet with Richard to get orientation to the sprinkler system and main water shut off.

The proposal for the re-sealing of the roads will be little over \$12,000, and should be done in February or March. Marsha has the contact details of the paving company and will have one of the directors call to figure out logistics of getting the re-sealing done.

NEW BUSINESS:

The vapor lights at the pool are out and need to be replaced. Should be done by an electrician as it is thought that the sockets may need to be replaced. We will need to solicit bids from electricians.

Roof Approval for 14810 Newcastle Lane was presented to the board and approved. The signed approval form was handed over to the owner.

No other New Business was discussed.

The meeting was adjourned at 7:55 PM.

Minutes respectively submitted by Marsha Souza.

Next meeting will be held 2nd Wednesday of the month... February 14, 2018