

**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – JANUARY 13, 2016**

President, Richard Forgacic, called the December Board Meeting to order at 7:11. The minutes of the December 09, 2015 meeting were read and approved.

The Treasurer's report was submitted, by Marsha Souza and approved. Income and Expenditure report were presented. Total dues collected to date are \$32,340 and 35 not paid yet.

2016 BOD positions decided.

President Richard Forgacic

V President Skip Shaw

Secretary/Treasurer Marsha Souza

Director Robert Leone

Name changes and signatures have been completed at Wells Fargo Bank and Valley National Bank.

Officer reported no major incidents in the neighborhood. Will send Richard an email with the spotcrime.com address for monitoring incidents in the neighborhood.

A newsletter will be sent this month. Suggested topics include:

- 1) Advise members that a copy of the financial report is available upon request at no charge.
- 2) 2016 board members to be listed with phone numbers
- 3) WPHOA meeting schedule
- 4) Bulk pickup schedule
- 5) Advise that home inspections will be carried out in January and July.

OLD BUSINESS

- _ Don Bell asked that financial report be emailed to him.
- _ Previous issues with 5880 Chester, 5860 Leeds and 5861 Chester have been resolved.
- _ Caulking of the pump room floor / bathroom is in progress
- _ Richard has been handed the keys and several boxes of Association files. Marsha and Richard will review boxes and remove what is no longer needed.
- _ Pool contract has been sent to S. Graham.
- _ Don Bell... FYI.. The postal person "Lydia" has key to pool and bathroom.
- _ Inspection Committee has been formed and will perform January inspection January 18, 2016. Skip to be the board member on the committee. Committee names will not be listed. Home Inspection checklist will be mailed as per the by-laws.

- _ Don Bell stated he had received a letter from Davie Mayor, Judy Paul.
- _ Sprinklers - Richard has worked on them and will monitor to see how they are working.
- _ Pool Drain needs repair work done. Richard will contact Larry Chaser and Dan Van Pools for bids.
- _ Mulch in common areas will wait till later this year.

NEW BUSINESS:

- _ Some homeowners are painting without board approval.

This subject needs to be addressed in the newsletter. Homeowners must request board approval before painting home or making any architectural changes per the by-laws.

Color swatches should accompany the approval form and suggestion that 3 choices be included.

Discussion continued and it was suggested that a "Color Board" be created of preferred colors. Asked Lisa Leone to assist with this.

Meeting was adjourned at 835pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2nd Wednesday of February 10, 2016