

WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – February 8, 2017

Present: Richard, Forgacic, President, Bobby Leone, Director and Marsha Souza, Treasurer/Secretary. Skip Shaw, V. President absent.

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

Davie Police Officer Graziadei attended and reported that there have been more car break-ins the Ivanhoe/Southwest Ranches area; mostly unlocked cars. He suggested a notice be sent to homeowners to advise them to lock car doors and remove valuables and to be extra vigilant.

Richard Forgacic, President called the regular meeting to order at 7:05 pm.

The minutes of the last meeting were approved.

Treasurer's Report – was approved and is attached with the minutes.

Total dues paid for 2017 - \$44,732.00 (112 homes have paid – 2 underpaid and have been notified.)

Expenditures YTD - \$3537.02

Checkbook Balance - \$47,898.70

Reserve Account CD's - \$97,232,71 Wells Fargo Money Market Account (1/31/17)

OLD BUSINESS:

ROAD IMPROVEMENT PROJECT

Richard gave an update of the project. The permit was denied due to fire hydrants and manholes not being marked. They are marked now and permit process resumed. When the permit is approved, a check for \$39,600 will be made to the paving company. Once the check is received the project will be about 3 weeks out

BEAUTIFICATION COMMITTEE

Discussed type of lights to be installed on the island in the entrance. Richard will contact FPL to see if they install the lights for a monthly fee to be added to the electric bill. A motion was made and seconded to move forward with the lighting plan and doing the mulch. All approved.

The flower planting will be postponed until fall so that the plants will last longer.

Tree maintenance – The maintenance of trees in various areas was discussed.

1) Tree at end of cul-de-sac on Newcastle Lane – will call Town of Davie to see who is responsible. If necessary will have True Turf take care of it.

2) Overgrowth of trees at the lake on Castlegate – Will speak to Town of Davie.

3) Trees on Stirling that look dead – Town of Davie

INSPECTIONS

The inspection letters have been mailed and the date to be completed is March 1, 2017.

Richard suggested looking at NextDoor Neighbor and civicassociation.com for recommendations.

POOL SERVICE CONTRACT –

Blue Ocean Pools submitted a bid of \$235 month for 3xweek service.

A motion was made and seconded to accept bid from Blue Ocean Pools. All approved.

Marsha will ask Blue Ocean for 2 references.

Other questions for pool company: Cost of Salt Water system and how much monthly service would decrease, the cost of a variable speed pool pump and if the pool ledge needs to be covered with water.

There was a further clarification on responsibility for the cleaning of the walls.

Contacting the Property Appraiser dept to determine “ownership” lines can solve the question.

The Association remains responsible for painting all outside walls as necessary.

Travis Jackson mentioned that water was dripping from the repaired sprinkler pipe on Castlegate and Waterford. It was confirmed that the sprinkler is set to come on at Thursday at 6am for 6 minutes in each section.

The meeting was adjourned at 8:10pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2nd Wednesday of month, March 8, 2017