

**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – February 10, 2016**

President, Richard Forgacic, called the January Board Meeting to order at 7:00pm.

Davie Police Officer Graziadei was present and reported that there have been no incidents reported in our neighborhood, with the exception of one home that had required police assistance due to personal issues. There have been some traffic and speeding complaints received, therefore Davie police will be monitoring and patrolling traffic on Waterford.

The minutes of the January 13, 2016 meeting were read and approved. A motion was made to email the minutes to all Board of Director members to allow them to read prior to the meeting to save time. A copy will be brought to the meeting for anyone wishing to read it. At the meeting, the President will ask if the minutes are approved as read and a vote taken. This motion was seconded and approved.

Richard reported that he is in process of obtaining bids on repairs to the pool drain. Bid was received for pressure cleaning the pool cabana roof \$80, pool deck \$120 or both at the same time for \$150. Sealing the deck will be separate.

The Treasurer's report was read and approved.
As of Feb 10 total dues paid \$41,250., representing 125 paid and 10 owing.
Expenditures to date: \$3,325.31
Checkbook Balance: \$39,042.84

A motion was made to send a Certified Letter to collect overdue dues on 26 Feb with a due date of March 15th. The letter will state that after 15 March the matter will be sent to the attorney. This motion was seconded and approved.

John DeChristopher stated that all maintenance items were to be completed by 25 Feb and a re-inspection will be carried out shortly after that date. Necessary letters for final notice will be sent out by John.

Lot 109 - 14871 Newcastle Lane is negotiating with his insurance company to have roof replaced.

Lot 32 – 15161 Brighton Lane – Email sent to John that h/o called and said he does not agree that his roof needs cleaning. Skip to look at it and respond.

OLD BUSINESS

_ Sprinklers - Richard has worked on sprinklers and will continue to monitor them to see how they are working.

_ Pool Safety Grips – not measured yet for price. Will try to do by next meeting.

_ Suggestion made last meeting about having a color board for approving house colors was discussed and decided that it is not necessary. Board Approval is still necessary and shall be the duty of the President.

NEW BUSINESS:

_ Association received a Maintenance Inspection Letter for: Pressure cleaning of walls on Newcastle Lane and Castlegate Avenue and repair/paving of road on Newcastle Lane is needed. Richard will be getting bids for these items.

_ It was discussed and agreed that money should be moved from the checking account to the Reserve Fund. The amount will be decided at March meeting after bids are received for the maintenance work needed in the neighborhood.

_ Association CD's are due in March... all are encouraged to shop for a good interest rate and notify Richard.

_ Marsha visited with new homeowner at 14830 Newcastle Lane who moved in Nov 2015. Discussed that the BOD needs to meet and address new owners as soon as possible after they move in.

_ 15007 Brighton Lane is a new owner. Bobby Leone to visit and have the New Homeowner form be completed.

_ 15055 Brighton Lane – Marsha processed an Estoppel Letter and the \$125 fee was received.

_ There are agencies available for assistance to homeowners for general maintenance and home services. This subject will be addressed on social media and in the next newsletter.

_ There is a van parking in pool parking lot overnight, which is not allowed and is posted as such. The Board has the right to put a notice on the van.

_ An additional pole is needed on the corner of Waterford/Castlegate to prevent cars from going in between the poles.

_ Lot 67 – 15180 Bristol – approval for new roof was submitted and approved.

_ Richard advised that a Facebook page has been set up for Waterford Patio Homes.

The meeting was adjourned at 835pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2nd Wednesday of month, March 9, 2016.