

WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – April 13, 2016

President, Richard Forgacic, called the March Board Meeting to order at 7:03pm. Monthly Meeting Sign In sheet indicates attendees and is filed with minutes. There are not enough board members present to present a vote, as Robert Leone and Skip Shaw are absent.

Davie Police Officer Graziadei was present and reported that there have been no incidents reported in our neighborhood. The Traffic Division has setup monitoring devices at the entrance on Volunteer due to some traffic and speeding complaints

The minutes of the March 9 meeting had been emailed to the board members but were also read at the meeting, as there were not enough board members to vote for approval. There were no corrections or additions to the minutes at the meeting and the approval will be voted at the May meeting.

The Treasurer's report was read, but not approved, as there were not enough Board members present voting on approval and will be voted at the May meeting. The Association CD's have been re-instated at the at the new rate and will be due in Dec 2016.

As of April 13, total dues paid \$44,220.00, representing 134 paid and 1 owing.
Expenditures to date: \$ 8,346.35
Checkbook Balance: \$37,423.30

Discussed the outstanding assessment of Lot#009 to be sent to the attorney. It was agreed, however there cannot be a vote as there are not enough Board members present. This to be voted on at May meeting.

OLD BUSINESS

- _ Pump Room has been caulked.
- _ Pool cabana roof and the pool deck have been pressure cleaned and the pool deck has been sealed.
- _ Walls on Castlegate have been pressure cleaned. There was discussion that the property appraiser's office show property lines outside the walls on Castlegate. It is believed that the homeowner should be responsible for the outside of the wall as well as the inside. It was questioned if this issue is covered in the WPHOA documents. Don Bell agreed to read up on it and find out.
- _ Sprinklers - Timer still a problem. Richard will talk to Bill the sprinkler man. Also need "donuts" around the sprinkler heads to avoid damage from the lawn mower.
- _ Street repairs – Richard has two estimates and will look for another. One is \$88,442, and the other is \$95,843. Will also need to investigate the cost of permit from Town of Davie.
- _ Pool Chairs – Richard has an estimate of 4 for \$1300. Will keep looking around.

- _ Pool Drain – Richard had asked Dan Van Pools to make an estimate but they did not keep the appointment.
- _ Richard called the Code Enforcement Dept at Town of Davie to see if the dead trees on Stirling could be removed. They are looking into it and will revert.
- _ Richard spoke to Town of Davie to see if the trees hanging on the wall (home is on Newcastle Lane) wall at Stirling Road could be cut by the Town. They will look into it and revert.

INSPECTION COMMITTEE -

- _ Lot #17 palm trees to be trimmed. (15019 Brighton Lane)
- _ 5901 Bristol – roof needs to be painted. Decided to address at the July inspection
- _ Lot #004 (5860 Brighton) called Richard and discussed the need to paint the roof. Richard made agreement with homeowner to give it 6 months. We can expect for the roof to be painted in September.

It was discussed that the Association cannot require that house numbers be displayed. It is a USPS requirement.

NEW BUSINESS:

- Robert Leone to see new homeowner at 15055 Brighton to give information about Association documents, pool keys, etc.

The meeting was adjourned at 810pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2nd Wednesday of month, May 11, 2016.