

**WATERFORD PATIO HOME OWNERS ASSOCIATION  
MINUTES – October 11, 2017**

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

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

Davie Police Officer Graziadei did not attend this meeting.

Richard Forgacic, President called the regular meeting to order at 7:10pm.

The minutes of the August meeting were emailed to board members for review. The minutes were read, as we had not had a September meeting. A motion was made and seconded to accept the minutes. All voted yes. The minutes of the August meeting were approved.

Treasurer's Report – Report for August was given.

A motion was made and seconded to approve the Treasurer's Report. All voted yes and the Treasurer's report approved.

Marsha reported that Travis Jackson cleaned up the area at the entrance on Castlegate and S. Waterford, where the palm tree went down during the storm, so as to prevent the curb being damaged when the debris collection begins. A motion was made to pay Travis \$40 for his services. The motion was seconded and passed.

Kathryn Sajdak and Ann Dakesian from NextGen Management attended the meeting to let us know that the walls of the Waterford Assoc would be pressure cleaned soon and wanted to know if we wanted our walls done at the same time. Their cost is \$800. If we agree she will contact the company to get estimate for our walls. A motion was made to agree to have WPHOA walls done at the same time. The motion was seconded and passed.

Kathryn asked to have our contact information. Marsha will send her an email with the WPHOA email address: [waterfordpatio@gmail.com](mailto:waterfordpatio@gmail.com)

**OLD BUSINESS:**

**Circle at the end of Newcastle Lane**

This job is more than True Turf can handle. Marsha is getting bids for the problem at the circle. She reported that one of the bidders is concerned that the problem is not the tree...it is the circle, and therefore advises spending the money on fixing the circle instead of cutting the tree. The roots would be removed and the circle cut back, which is what we originally discussed months ago. Discussion followed of how to fill in the area between the street and the plant area. It was mentioned that when the road is resealed in March, the same company could lay asphalt in that area. No vote was taken on this matter, but there was general agreement. This issue will be on the agenda or November meeting.

## **BEAUTIFICATION COMMITTEE**

In Jan 2017 meeting, \$2000 was approved for beautification of the common area at the entrance to WPHOA, mulching the planting areas and lighting the island at the entrance. It has proved hard to get estimates from electricians for the lighting and the summer was not the time to plant.

Another project of placing pavers in the grassy area inside the pool enclosure was also discussed earlier this year. 3 estimates were presented for placing pavers in the grassy area inside the pool area.

- 1) Amazing Paver's \$4,825.00
- 2) Paul Robert Pavers \$2375.00
- 3) All Star Pavers, Inc \$2753.00

Marsha commented that since the hurricane, it is evident that taking care of the trees is priority. The palm on the corner at the entrance needs to be taken down, a palm in the pool parking lot is diseased and needs to be removed and the big ficus at the lake on Castlegate needs to be removed. The circle on Newcastle is an ongoing issue and needs to be remedied. These items need to be priority over the original beautification project of flowers and lighting.

All agreed that the board would continue to solicit for bids for this work.

**15151 Brighton Lane** - the house has been sold and all invoices issued by True Turf for maintaining the yard, have been paid.

## **ARCHITECTURAL FORMS**

There was more discussion on this issue that had been tabled from the last meeting. "Architectural Forms are needed for any exterior changes, as covered on page 8, section 5 of the By-Laws. If this form is not submitted the homeowner will be subject to make mandatory corrections and /or be fined \$100/day. If changes are made and NOT approved, owner will be asked to makes the change necessary." Richard stated that he would read the by-laws again and ensure that this can be done. The subject is tabled to the next meeting.

## **PARKING**

Discussed cars parking on the road impeding mail truck, trash trucks and emergency vehicles and vehicles parking on the grass and in yards.

Area of major concern: Newcastle Lane, Bristol Lane, Chester Lane and Brighton Lane. Suggestions include NO PARKING on the GRASS signs, similar to those posted in Falcon's Lea. Town of Davie regulation states 2 wheels to be on grass and 2 wheels in street. This subject is tabled until next meeting.

## **NEW BUSINESS:**

It was requested that letters be sent to the homeowners for cars being parked on Brighton Lane in the common area by the fence.

- 1) a white BMW and older model pickup truck. Looks bad and is preventing the grass being maintained.

## **POOL**

Due to the heavy rains this summer the pool was draining into the homeowner's yard on the corner of Chester and S. Waterford. It was thought this had been dealt with by the previous pool service company, but has been found to not have been repaired correctly by Jake's.

In order for repair to be done correctly we have been advised by Blue Ocean and Spa (present pool service company) to first have a location company locate the drain pipes involved in order to determine how they can be re-routed away from the homeowner's yard. Blue Ocean Pool and Spa have said they will be able to do the drain work once the present drainpipes are located.

A motion was made to get bids from a "location company" regarding the drainpipes being re-routed. The motion was seconded and passed.

A hole in the diamond brite at the deep end of the pool needs to be patched and the step at the shallow end needs to be repaired. Blue Ocean Pool and Spa can do a temporary patch until more extensive repair can be done at the end of the season.

A motion was made to get bids for pool repairs. The motion was seconded and passed. Marsha will start getting bids.

## **NEW OWNER**

The prospective owners of 15011 Waterford Drive were in attendance at the meeting and will be closing on 10/29/2017.

## **RE-SEAL ROADS**

A motion was made to re-seal the roads in March 2018 as recommended by the paving company. The motion was seconded and passed.

## **NOMINATIONS**

Richard and Bobby are ending their term as directors at the conclusion of 2017 year. Marsha has agreed to stay on as Treasurer.

There are two homeowners who have expressed interest in being on the BOD for 2018. Giscard Guilloteau – 5921 Newcastle Lane and Mike Rodriguez – 15141 Brighton Lane. Unfortunately they were not able to attend this meeting and we hope to see them at the November meeting.

Richard called for any further nominations. The prospective owners attending the meeting, Patrick and Jennifer Cunningham, were asked to consider being a part of the board for the new year.

The meeting was adjourned at 8:30pm.

Minutes respectively submitted by Marsha Souza.

Next meeting will be held 2<sup>nd</sup> Wednesday of the month... November 08, 2017