

**WATERFORD PATIO HOME OWNERS ASSOCIATION**  
**MINUTES – November 9, 2016**

Present: All Board members present  
Monthly Meeting Sign In sheet indicates attendees and is filed with minutes.

Davie Police Officer Graziadei was absent.

Richard Forgacic, President called the meeting to order at 7:03 pm.

The complete Agenda was missing.

Treasurer's Report – attached with the minutes.

All dues have been paid - \$44550.00

Expenditures YTD - \$39,112.15

Checkbook Balance - \$8085.95

Money Market Account - \$21,018.65 (10/31/2016)

Reserve Account - \$75,793.32 (Matures 12-15-2016)

Drain repair at the pool has been completed by Jakes Outdoor Solutions. The water from the pool will no longer drain into the homeowner's yard.

Drain Inspections - This has to do with the drains on each street being inspected to ensure that they are clear of problems. This inspection was done 5 years ago and cost the Association \$5000.

Richard called South Broward Drainage District and questioned this requirement and also explained that some of our drains are on streets that are the responsibility of the Town of Davie, and that we should only have to be responsible for those 19 drains that are on our private roads. He spoke to Kevin Hart, who is an elected official. He agreed with Richard and waived our requirement until March 2017.

John DeChristopher, who was the head of the Inspection Committee, has resigned from this position, as his property is being sold and he will be moving. The BOD discussed this situation and all agree that the January/July inspection method will be discontinued. Instead, inspections will be made on a continual basis and the members of the Board will be responsible for communicating with the homeowner and sending the Maintenance checklist to the homeowner as necessary.

Properties to be inspected: 5911 Leeds Lane and 15031 Waterford Drive

It is suggested that homeowners with white roofs that need to be repainted, consider painting a different color to avoid pressure cleaning so often. The color change will need to be submitted for approval.

Road Improvement Project – The contract has been signed for 95,821. plus the permit fee for Town of Davie. One of the homeowners present that resides on Waterford questioned if Waterford will also be done. The answer: no, the Town of Davie is responsible. Each homeowner pays same amount of dues, but is for the

welfare of the entire community. This was discussed and the homeowner is satisfied with the answer.

A Special Notice for the Road Improvement Project will be sent to all homeowners when the actual timeline is decided. Special mention will be made in that notice that the paving company will tow cars that are impeding on their process.

Homeowners from 14860 Newcastle were present at the meeting to get approval for color change on a new roof installation. The Board had previously approved the new roof, however the color is not available from the roofer. The Board approved the new color.

The 2017 Budget was presented for approval. A motion was made to approve, the motion seconded and approved by the Board. A copy of the approved budget will be mailed with the newsletter, week of Nov 20<sup>th</sup>.

The Annual meeting will be held Dec 14<sup>th</sup> at which time the nomination slate of 2017 Directors will be presented. The newsletter will make notice that anyone interested in being nominated should contact a board member or come to the Annual Meeting on December 14, 2016 as nominations can be taken from the floor at that time.

The meeting was adjourned at 7:58pm.

Minutes respectively submitted by Marsha Souza

Next meeting will be held 2<sup>nd</sup> Wednesday of month, December 14, 2016.