

Windermere Condo Assoc

1818 NW 54th Terrace, Lauderdale FL 33313

Board of Director's Meeting MINUTES

Onsite Club House / Community Center

Date: Tuesday, April 28, 2009

Time: 5:00pm

Board in Attendance

Ken Thurston	President
Julie Bowers	Vice-President
Christine Pardo	Secretary / Treasurer

Elizabeth Sorrentino Executive One Property Management

Called to Order

Meeting was Called to Order by Ken Thurston at 5:13pm

Acceptance of Meeting Minutes march 17, 2009 & April 07, 2009

Ken Thurston mentioned that on behalf of Executive One the board would follow the agenda provided. Second item on the agenda noted the acceptance of the Meeting Minutes of March 17, 2009 and April 07, 2009. Of which, Elizabeth Sorrentino stated she could not provide due to property managers accident a few moments prior to meeting. She continued to explained that she took all that was given to her by Property Manager unfortunately, the minutes were overlooked. Christine Pardo motioned that she would expect to receive the minutes for both allotted dates sent to all board members by email within the next seven days, due on or before Tuesday May 5, 2009, Seconded by Ken Thurston 3-0.

Treasurer's Report

Christine Pardo gave the cash balances for the Commerce Bank at \$20,084.39 and Regions Bank at \$2,637.42 leaving a total cash equity of \$22,721.81 She stated Accounts Receivables provided by the management company three hours prior to meeting were off by 10%. That the Monthly average over six months on expenses were upside down.

Budget – Expenses were up by 49% due to lighting project & plumbing repairs.

Maintenance fees were 44% which was 24% higher than budgeted. Overall were at 40% over budget for the 1st Qtr 2009.

She asked about attorney that was hired for the collections. Elizabeth mentioned that the attorney was just updated with all ledgers today and that Executive One

would follow up. Christine Pardo was not satisfied with the answer and said that they had hired the attorney to take care of these matters in October and it was now April and as of yet nothing has been done. Christine Pardo wants a report on what is happening, she explained that there is no communication. That she tried not to send us email after email for updates but expects to be informed.

Insurance Claim for misappropriation of funds was still under investigation. DBPR Complaint is at the state attorney is involved. Also the Lauderhill PD investigation – Det. Smith is attempting to contact Ms. Ireland for interview. Awaiting issuance of warrant.

Capital Improvement loan ratified by board and signed was awaiting final signatures from the city. Julie Bowers added that city attorney has made final renovations with two or three minor corrections that would be emailed to the board.

Christine Pardo mentioned that Volunteer help was needed for the Board of Directors to replace resigned member. Such as help with establishing a vendor list. Julie Bowers said vendor list was emailed to Christine Pardo and Chris was established had not received it. Christine continued to mention that help was needed to establish capital improvements committee to assist with gathering of bids and monitoring of capital improvement projects such as paving, painting etc.

Manager's Report

Elizabeth Sorrentino mentioned that the checks had been brought for signatures for the board at closing of meeting. Also mentioned that property manager needed names that will go on the Annual Report. That three board members would be enough. Ken Thurston mentioned that due to having many papers served to his home address at late evening hours he went ahead and filed the annual report himself. And did the filing for officers of the board with business address of which were the current board members.

Elizabeth Sorrentino mentioned to the board that two FPL checks needed to be signed but wanted to request to place on automatic payment. Christine Pardo mentioned that any payment to go on auto-pay would not be a problem all we had to do was email her the accounts as stated prior to the Property Manger.

Ken Thurston open the floor for residents that were in attendance to proceed with questions that needed to be addressed. Christine Pardo mentioned that we needed to take care of vines growing on windows throughout the property, one building in question was 5332 – 18th Street also building 1852. And a fallen tree behind the 1800 building is still there. Christine Pardo said the project also included landscaping.

Venessa Bing of 5400 NW 18th Street Unit 3-N said she had been calling the management company for over 3 weeks and still does not have an update or a statement of her maintenance fees owed and needed to get that, Christine Pardo

motioned that the management company must comply with seven days, seconded by Ken Thurston 3-0.

Scott Hamelton of North American Title, said he was trying to close a deal on an Estoppel that was pending closing due to the management company not complying, the address: 1864 NW 55 Avenue / Re: Lourdes Del Ri. That he could be contacted at closethatdeal@gmail.com or Ph: 954.605.0820 that the closing has be delayed due to the estoppel.

Silvia Ingram explained that her roof is still not repaired. Address: 1864 NW 55th Avenue Y-3 Ph: 678.754.9820 Christine Pardo asked what was the problem, Silvia said that the roofers claimed not to has access to roof but that there is access by way of Attic Access Panel on the outside. Christine Pardo told Elizabeth Sorrentino that she wanted a meeting set up between O'Conner, Christine and Orly to view the roof together to physically see the problem.

Old Business

Ken Thruston mentioned that a resignation from Kimberly Hale made a vacancy on the board that could be handled in several ways. Once a member is on the board they must be removed by existing board or Resign. So Christine Pardo motioned to remove Nayo Harris from the board and was seconded by Julie Bowers. At that point Ken Thurston explained that that would make two positions on the board available, he said that last week 2-3 were available and one joined the board so that the board could appointment a replacement. Christine Pardo said as long as the person qualifies according to the condo doc. Ken Thurston said he was looking for a motion to appoint one member as Shari Langrin as a member to the Board. No motion was given.

Christine said she was concerned with having an equal balance of board member representation of occupants as well as owners. Ken Thurston explained that the city was spending \$800,000 to get the community to where it should be and good people were needed to volunteer their sometimes daytime hours to represent the community as a board member. That the board needed beyond the scope of employment, members willing to meet and follow up on vendors, the management company, buyers, and screening people and many others.

Christine Pardo said that she expected more communication than given by the management company. And that we they needed to start time and date stamping everything needed to get things done. That it was time for the management company to get things done, "to shit or get off the pot". Or they would start looking into a new management company based on the work needed to be done. That there was too much money invested and in common so as not to hear issues needed until one month or more later. Ken Thurston motion to have a list of possible nominees for management at the next board meeting.

Ken Thurston said city granted loan to Windermere for \$160 - \$178 thousand dollars for paving, landscaping, lighting, sprinklers etc. The housing authority \$9,000 or over in fees and money coming in, that the whole are will come together. That committees needed to have active people to pay due to sustain themselves and hopefully having more owners be present. He asks if any person there wanted to serve on the board.

Mr. Fritz Etienne said he wanted more solidity before stepping in as a board member. Venessa Bing said she wanted to be called on when needed.

Christine Pardo added a lot was accomplished in the last 12 months and would like more owner /occupant representation with 2 members resigned. She said Pastor Mike De Giovanni moved on and Naya Harris can not serve as a member. Ken Thurston said he would like to table elections till May 19, 2009.

New Business

Christine Pardo suggested that all bank accounts and bills should be signed by two members one always being the treasurer, because in the past checks were paid out and authorized when work was not done. Julie Bowers added to the motion that it should always be the treasurer and the president or vice president. Ken Thurston motioned the suggestions and seconded by Julie Bowers 3-0. Christine Pardo asked Elizabeth Sorrentino to get signature cards from TD Bank to add Julie and remove Michael for signatures.

Christine Pardo stated she wanted a full set of condo docs. That they have one section but that four sections are missing that she asked Orly Amor and has requested from the state. And until we get this we can not change the by-laws. Christine Pardo also mentioned that they need to revise the Rules and regulations of the community and can not do so until they have the condo docs.

Undocumented tenants, wanted to know the process or have a review committee to speed up the process of approvals and have a solid procedure in place. Application, background check, interview, photo to be included, or a committee for interviews. Ken Thurston asked to form a screening committee of one board member and two unit owners. And appointed himself on this committee, one unit owner appointed would be Silvia Ingram and the other unit owner appointed was Fitz Etienne. Current applications should be sent to Ken Thurston.

Christine Pardo asked for updates from Executive One on the Adtkins issue. Also wants assessments to go along with the loan done up and ready to go, wants a commitment. Wants a list of vendors and bids ASAP to be delivered. Wants the minutes that were due, report from the attorney and an accurate accounts receivable. Wants toys out of the meter rooms, a list of all emails collected on applications for decals.

Ken Thurston motioned to change next meeting time from 5:00pm to 5:30pm seconded by Julie Bowers 3-0. **Next Meeting: Tuesday, May 19, 2009 at 5:30pm.**

Julie Bowers added some points of information for the residents at the meeting the city was having a **Safe Neighborhood Watch Meeting** April 29 at the community center.

That the city of Lauderdale Housing Authority and Police Department were hosting a **Community Resource Fair** on Wednesday, April 29, 2009 between 12:00pm & 7:00pm. The Fair will have many resources available to the residents such as Housing, Employment, Health Services and etc...

Also mentioned that a Model Unit was being staged by the housing authorities at the community as a pre-launch to attract more buyers toward end of May beginning of June. That they were looking for the board to authorize the landscaping for the model unit.

Adjournment

Ken Thurston motions to adjourn meeting all in favor 3-0.

Meeting was adjourned at 7:15pm