

WAVERLY HUNDRED, HOA

BOARD MEETING MINUTES

A Board meeting of the Board of Directors was held on July 24, 2024, at 7:15 pm via Zoom.

CONFIRMATION OF PROPER MEETING NOTICE

Notice of the meeting was posted forty-eight hours prior to the meeting.

BOARD MEMBERS PRESENT

The following board members were present:

- Andrea Neumann – President
- Stephanie Fleites- Vice President
- John Alongi-Treasurer
- Alysse Valdes-Secretary
- Pat Lomastro – Director
- Rene Watson – Director
- Tammy Hirsch-Director

A quorum of the Board was established.

Miami Management was represented by Monique Yearwood, Property Manager

CRIME WATCH TOWN OF DAVIE

- Stephanie Fleites reported that there are trucks being stolen not in the Waverly Hundred community but in other areas- Southwest Ranches/Sheridan Griffin area.
- Officer Elliot stated residents are continuing to utilize use vacation watch in the area.
- Officer Elliot reported burglary numbers are going down and reminded owners to lock your doors, cars, pick up your mail, leave on the front lights to your home at night and do leave your key fobs in your car.
- Officer Elliot reported in another community there were two residential burglaries while owner was on vacation who did not enroll in vacation watch.

MEETING CALLED TO ORDER

Motion made by President to call meeting to order at 7:23pm.

APPROVAL OF MEETING MINTUES

Motion made by Board Vice President Stephanie Fleites to approve the April 24, 2024; Board meeting minutes seconded by board Director Rene Watson.

PRESIDENT'S UPDATES

TREE TRIMMING SCHEDULE

Pat Lomastro reported Saturday, July 20 the four big palm trees were cleaned up and trimmed, tree trimming will be tentatively scheduled for the end of August. Due to the recent heavy rains mulching will be postponed for October.

LANDSCAPING

Pat Lomastro reported the wingwall for the install of plants are on hold due to the landscaper's schedule is behind due to the recent heavy rains.

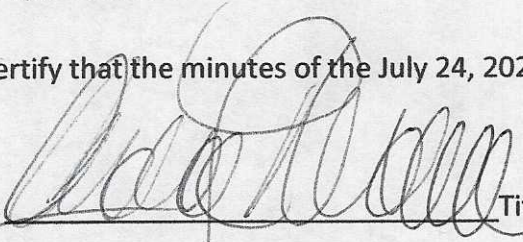
DISCUSSION

- Property manager reported on financials the Association came in under budget 16.46%.
- Violations reported as of July 19, 2024.
- Property manager discussed the delinquencies six account remaining not paid. Board Treasurer John Alongi made a motion to proceed with sending the remaining accounts to the attorney if not paid by August 8th. Seconded by Board President Andrea Neumann Board all in favor.
- Board Treasurer John Alongi discussed the financials' stated Waverly is in good financial shape. FPL invoices are stable we will continue to monitor electrical is about \$300 to \$400 short for 2024 budget (very small spike) and will be added for 2025 budget.
- Board Treasurer John Alongi discussed there some funds for replacement plants but stated we may have use reserves it will be address when it's time to replace.
- Board Treasurer John Alongi stated there are funds for pressure cleaning which maybe scheduled for October/November if there are no unexpected expenses that occur.
- Board discussed the lawns in the community are not being maintain properly (overgrown, weeds and dead grass, etc.), property manager suggested to draft a memo on lawn maintenance Board agreed.

ADJOURMENT

Motion made by Board Vice President Stephanie Fleites to adjourn meeting at 7:45pm, seconded by Board Secretary Alysse Valdes.

I hereby certify that the minutes of the July 24, 2024, have been approved as presented.

Signature:  Title: President Dated: 10/23/24