

NOTICE OF ANNUAL MEETING – May 17, 2017
SPRINGDALE LAKE 'D' CONDOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

On May 17, 2017, at 6:30 P.M. at Brock Property Management ~ 12444 W. Atlantic Blvd ~ Coral Springs, FL 33071. the Annual Meeting of the Membership of Springdale Lake "D" shall be held for the purpose of electing members of the Board of Directors,

The following is the agenda for the Annual Meeting:

1. Appointment of Inspectors of Election
2. Election of the Board of Directors
3. Establishment of a Quorum
4. Establishment of Proper Notice
5. Reading of the Minutes
6. Officer Reports
7. Committee Reports
8. Old Business
9. New Business
10. Adjournment

Enclosed is the official ballot for the election of the Board of Directors. You may vote only for those candidates reflected on the ballot. You may cast your vote in one of the following ways:

(a) You may mark your ballot, insert it into the sealed unmarked ballot envelope and insert the sealed ballot envelope into the outer envelope. The outer envelope must be filled out with the appropriate information and signed by you. The Association may not accept any ballots cast in this fashion which are not signed. You may then mail or hand deliver your vote to the Association; or

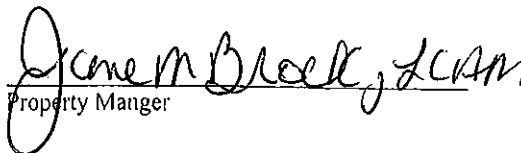
(b) You may mark your ballot, insert it into the sealed unmarked ballot envelope, insert the sealed ballot envelope into the outer envelope, sign as indicated, and bring it with you to the Annual Meeting. You may then cast your vote at the Meeting; or

(c) You may attend the Annual Meeting, at which there will be ballot forms, which you may fill out and cast prior to the meeting.

The ballot must be received before the Annual Meeting is to begin. No ballots that are received after the meeting is called to order will be allowed to be counted.

Thirty percent of the Members must be present, in person or by proxy, to constitute a quorum. Enclosed with this Notice is a proxy form to be used to help establish a quorum. To insure a quorum, please mail, email or fax your proxy prior to the meeting date to Brock Property Management if you are unable to attend the meeting. Should a quorum of the Membership be in attendance, either in person or by proxy, the Association shall conduct all business scheduled for the Annual Meeting. If a quorum is not present, the Board of Directors shall be elected only.

BY ORDER OF THE BOARD OF DIRECTORS


Property Manager

Dated: 4/24, 2017.

**Minutes of the Meeting of the Board of Directors
of Springdale Lake "D"
Wednesday, February 1, 2017**

1. **Call to Order:** 6:30 p.m. at Brock Property Management, Inc.

2. **Roll Call:**

In attendance for the Board:

Lynn Joyce:	President – via telephone
Kathleen Piano:	Vice President
Kim Charlton:	Secretary

Jane Brock for Brock Property Management, Inc.

3. **Dispose of Minutes:**

The minutes of the last meeting were distributed to the Board and a Motion was made to waive the reading of the minutes by the Vice President and seconded by the President.

4. **Old Business:**

a. Parking – Motion was made by the Vice President, Kathleen Piano, to continue with parking violation stickers and towing as previously voted upon without the need to place a violation sticker warning of towing prior to towing. The Motion was seconded by Lynn Joyce, the President and all Board Members in attendance were in favor.

b. Painting – Kim Charlton advised that the paint contractor had been contacted and advised that the City of Lauderhill had approved the revised paint colors and we were ready to proceed.

5. **New Business:**

a. Code Violation – Kim Charlton advised that she was contacted by the City of Lauderhill Code Inspector, Clarence Ginnie, via telephone on January 26, 2017 confirming attendance by the Association at the Code Board Hearing scheduled for 6:30 p.m. on January 26, 2017. Apparently the Notice to Appear was mailed, via certified mail return receipt requested, to A-1 Property Management, 7264 W. Oakland Park Blvd., Lauderhill, FL 33313 and posted at 4701 N.W. 82nd Avenue, Lauderhill, FL 33351. Kim Charlton attended the hearing and the Code Enforcement Board voted to give the Association until April 17, 2017 to bring the property into compliance. Further, the Association was fined \$85.00 in administrative fees and costs to be paid on or before February 7, 2017. A check was obtained from the Association's Management Company for forwarding to the City of Lauderhill.

b. Stump Grinding at 4825 and 4827 N.W. 82nd Avenue, Lauderhill, FL 33351.

The Proposal of Quality First Air Conditioning, Inc. to remove and replace the air conditioning units at 4825 and 4827 so that the stump protruding from the ground could be ground and removed was presented to the Board by Brock Property Management, Inc. Kathleen Piano made a Motion to accept the proposal and the Motion was seconded by Lynn Joyce, President, pending advice from Association attorney as to whether it is the Board's responsibility to pay for the same. Should the attorney advise that it is the Association's responsibility, Motion was made by Lynn Joyce that an authorization to commence and complete the work and hold the association

harmless be executed by the unit owners. The Motion was seconded by Kim Charlton and approved by all Board Members in attendance.

c. Offer of Settlement – 4725 Unit Owners have contacted Steve Valancy and want Board to enter into further Settlement for past due maintenance. Motion was made by Lynn Joyce and seconded by Kathleen Piano to settle but contingent upon repair of leak in unit and more money down to be negotiated by Steven Valancy. No cancellation of foreclosure matter, settlement to include language that sale cancelled but foreclosure matter not cancelled.

6. **Open Forum** – No unit members were in attendance.
7. **Adjournment** – Motion was made to adjourn by the Secretary and seconded by the Vice President. The meeting was adjourned at 7:30 p.m.

The meeting was not recorded or videotaped.



Kim Charlton, Secretary

Dated: 2/2/17

Springdale Lakes D Condo. Assn

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Balance Sheet
As of 04/30/17**ASSETS**

1ST United Oper. 1113011595	\$ 40,863.27
1ST United MM 1113011603	57,888.81
1ST United Reserve 1113011611	82,549.10
Valley Reserve II 41805941	26,017.57
Assessments Receivable	19,337.82
Late Fees Receivable	3,846.00
Misc. Owner Receivables	85.00
Owner Admin. Fees Receiv.	10.00
Prepaid Insurance	7,606.89
Refundable Deposits	361.00

TOTAL ASSETS		\$ 238,565.46
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Prepaid Owner Assessments	\$ 3,980.48
Valley National Loan	106,080.50
Exchange	(615.10)

Subtotal Current Liab.		\$ 109,445.88
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RESERVES:

Reserves - Unallocated	\$ 72,369.28
Reserves - Roofs	(67,163.45)
Reserves - Exterior Paint	81,594.29
Reserves - Loan	26,000.04
Reserves - Interest	228.70

Subtotal Reserves		\$ 113,028.86
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EQUITY:

Prior Year Net Inc./Loss	\$ 56,162.16
Current Year Net Income/(Loss)	(40,071.44)

Subtotal Equity		\$ 16,090.72
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TOTAL LIABILITIES & EQUITY		\$ 238,565.46
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Springdale Lakes D Condo. Assn
Income/Expense Statement
Period: 04/01/17 to 04/30/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	22,649.00	22,618.58	30.42	90,596.00	90,474.32	121.68	271,422.94
06340	Late Fee Income	415.00	.00	415.00	1,640.00	.00	1,640.00	.00
06350	Legal Fees Reimbursement	3,939.32	.00	3,939.32	3,939.32	.00	3,939.32	.00
06360	Misc. Owner Income	.00	.00	.00	85.00	.00	85.00	.00
06370	Screening Fee	.00	66.67	(66.67)	.00	266.68	(266.68)	800.00
06390	Owner Interest Income	139.62	.00	139.62	381.46	.00	381.46	.00
06910	Interest Income	14.13	.00	14.13	42.58	.00	42.58	.00
	Subtotal Income	27,157.07	22,685.25	4,471.82	96,684.36	90,741.00	5,943.36	272,222.94
EXPENSES								
General & Administrative								
07010	Management Fees	1,470.00	887.50	(582.50)	2,890.00	3,550.00	660.00	10,650.00
07011	Master Association Fees	16,595.00	7,916.67	(8,678.33)	33,190.00	31,666.68	(1,523.32)	95,000.00
07012	State Condo Fees	.00	23.67	23.67	.00	94.68	94.68	284.00
07013	Annual Corporate Report	.00	5.17	5.17	.00	20.68	20.68	62.00
07020	Accounting Fees	.00	29.17	29.17	.00	116.68	116.68	350.00
07021	Licenses & Fees	.00	33.33	33.33	.00	133.32	133.32	400.00
07160	Legal Fees	2,398.18	125.00	(2,273.18)	8,287.50	500.00	(7,787.50)	1,500.00
07280	Insurance	13,131.81	5,000.00	(8,131.81)	21,886.35	20,000.00	(1,886.35)	60,000.00
07320	Office Supplies	.00	.00	.00	25.10	.00	(25.10)	.00
07321	Office Expense	307.31	225.00	(82.31)	778.34	900.00	121.66	2,700.00
07322	Screening Fees	.00	33.33	33.33	.00	133.32	133.32	400.00
07450	Other Taxes & Fees	.00	.00	.00	61.25	.00	(61.25)	.00
07990	Bad Debt Expense	.00	666.67	666.67	.00	2,666.68	2,666.68	8,000.00
07991	Valley Loan (Note)	1,128.82	2,166.67	1,037.85	3,156.17	8,666.68	5,510.51	26,000.00
	General & Administrative	35,031.12	17,112.18	(17,918.94)	70,274.71	68,448.72	(1,825.99)	205,346.00
Community Room/Building								
08319	Plumbing Repairs	.00	41.67	41.67	.00	166.68	166.68	500.00
08320	Building Repairs	(13,975.00)	250.00	14,225.00	42,590.00	1,000.00	(41,590.00)	3,000.00
	Community Room/Building	(13,975.00)	291.67	14,266.67	42,590.00	1,166.68	(41,423.32)	3,500.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Personnel Expense								
	Personnel Expense	.00	.00	.00	.00	.00	.00	.00
Utilities								
	Utilities	.00	.00	.00	.00	.00	.00	.00
Maintenance								
09110	Gen. Maint. & Repair	.00	.00	.00	477.99	.00	(477.99)	.00

Period: 04/01/17 to 04/30/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09201	Supplies	116.49	33.33	(83.16)	212.70	133.32	(79.38)	400.00
09202	Miscellaneous	.00	500.00	500.00	285.00	2,000.00	1,715.00	6,000.00
	Maintenance	116.49	533.33	416.84	975.69	2,133.32	1,157.63	6,400.00
Contract Services								
09751	Pest Control	.00	125.00	125.00	.00	500.00	500.00	1,500.00
09752	Lawn & Tree Maint	.00	100.00	100.00	300.00	400.00	100.00	1,200.00
	Contract Services	.00	225.00	225.00	300.00	900.00	600.00	2,700.00
Reserve Contributions								
09900	RESERVES:	9,046.16	4,523.08	(4,523.08)	22,615.40	18,092.32	(4,523.08)	54,276.94
	Reserve Contributions	9,046.16	4,523.08	(4,523.08)	22,615.40	18,092.32	(4,523.08)	54,276.94
TOTAL EXPENSES		30,218.77	22,685.26	(7,533.51)	136,755.80	90,741.04	(46,014.76)	272,222.94
CURRENT YEAR NET INCOME/(LOSS)		(3,061.70)	(.01)	(3,061.69)	(40,071.44)	(.04)	(40,071.40)	.00

DATE: 5/17/17

TIME: 5:35 PM

Springdale Lakes D Condo. Assn
 AGED OWNER BALANCES: AS OF Apr. 30, 2017
 ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4701		Nimoy Makki	344.00	0.00	28.00	60.00	432.00	Late Notice
4703		Paul Kantorski	25.00	0.00	0.00	194.00	219.00	Late Notice
4707		Jeannette & Alfred Figueroa	336.00	0.00	0.00	0.00	336.00	Late Notice
4710		Francislene Cury	344.00	25.00	663.00	344.00	1376.00	Attorney Action
4713		Lynn Joyce	319.00-	0.00	0.00	0.00	319.00-	
4714		Amanda Dwyer	344.00	0.00	0.00	0.00	344.00	Late Notice
4715		Sergio Flores	297.00	0.00	0.00	0.00	297.00	Late Notice
4723		Alfreda Coward	344.00	25.00	663.00	634.00	1666.00	Attorney Action
4725		Nicola Levin	344.00	110.00	663.00	7871.92	8988.92	Attorney Action
4745		Floria Mae Jasper	25.00	25.00	25.00	235.00	310.00	Late Notice
4807		Carlos Valencia	344.00	25.00	638.00	35.00	1042.00	Final Warning
4808		Hernel Brown	344.00	0.00	319.00	0.00	663.00	Late Notice
4813		Brenda Bridge	50.00-	25.00	25.00	65.00	65.00	
4814		Paul Plutino	344.00	25.00	663.00	3485.00	4517.00	Attorney Action
4818		Kerby Nelson	0.00	0.00	0.00	140.00	140.00	
4820		Lance Takacs	338.00	0.00	0.00	0.00	338.00	Late Notice
4822		David & Sofia Elgrably	48.00	0.00	0.00	0.00	48.00	
4826		Michael O'Neil	1.00-	0.00	0.00	0.00	1.00-	
4827		Andre Smith	344.00	0.00	0.00	0.00	344.00	Late Notice
4901		Lisa E. Ruiz	319.00	7.00	0.00	0.00	326.00	Late Notice
4903		Evol James	343.00	0.00	0.00	0.00	343.00	Late Notice
4907		Daniela Diaz	319.00	25.00	638.00	821.90	1803.90	Attorney Action
TOTAL:			4776.00	292.00	4325.00	13885.82	23278.82	

DATE: 5/17/17

TIME: 5:35 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF Apr. 30, 2017

PAGE 2

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Monthly Dues	1310	4476.00	0.00	4150.00	11566.82	20192.82
01		Late Fees	1340	300.00	207.00	175.00	2309.00	2991.00
02		NSF charges	1380	0.00	0.00	0.00	10.00	10.00
07		Misc. Charges	1360	0.00	85.00	0.00	0.00	85.00
GRAND TOTAL:				4776.00	292.00	4325.00	13885.82	23278.82

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	Assessments Receivable	20192.82
01340	Late Fees Receivable	2991.00
01360	Misc. Owner Receivables	85.00
01380	Owner Admin. Fees Receiv.	10.00
T O T A L		\$23278.82

-- End of report --

DATE: 5/17/17

TIME: 5:36 PM

Springdale Lakes D Condo. Assn
PREPAYS AS OF Apr. 30, 2017
Account Number Sequence

PAGE 1

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
Andrew & Laura Marks 4705 NW 82nd Ave.		4705 PP	20.00
Stephen & Rosanna Durante 4706 NW 82nd Ave.		4706 PP	304.00
T'Andra Josephs 4712 NW 82nd Ave.		4712 PP	1.00
Liang Kun 4716 NW 82nd Ave.		4716 PP	319.00
Michael & Kathleen Piano 4721 NW 82nd Ave.		4721 PP	319.00
Grant Muench 4729 NW 82nd Ave.		4729 PP	323.00
Luis Abreu 4739 NW 82nd Ave.		4739 PP	319.00
James & Sumi Ferriero 4743 NW 82nd Ave.		4743 PP	289.00
Kendrick E. Okafor 4747 NW 82nd Ave.		4747 PP	1,276.00
Maria & Richard Lantz 4803 NW 82nd Ave.		4803 PP	2.00
Sun 18 LLC 4805 NW 82nd Ave.		4805 PP	319.00
Johanna Behrens 4806 NW 82nd Ave.		4806 PP	1.00
Deirdre Chopyak 4810 NW 82nd Ave.		4810 PP	35.00
Orchid Depot & More Inc. 4816 NW 82nd Ave.		4816 PP	123.48
Lisa Ruiz 4823 NW 82nd Ave.		4823 PP	330.00

DATE: 5/17/17
TIME: 5:36 PM

Springdale Lakes D Condo. Assn
PREPAYS AS OF Apr. 30, 2017
Account Number Sequence

PAGE 2

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
TOTAL HOMES:				15
TOTAL PREPAYS				3,980.48
TOTAL DISTR: PP				3,980.48

-- End of report --