

NOTICE OF BOARD OF DIRECTORS MEETING

When: Wednesday, September 7, 2016 at
6:30 p.m.

Where: Brock Property Management
12444 W. Atlantic Blvd
Coral Springs, FL 33071
954-753-2675

AGENDA:

Old Business:

Woodwork
Parking and Towing
Dumpsters

New Business:

Painting
Stucco Work
Collections
Violations of the Rules and Regulations

Open Forum

Limited to three (3) minutes per Member.

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- b. **Parking and Towing** – It was agreed that all parking hang tags had been distributed and that the residents would be provided with a notice advising that towing would begin on August 15, 2016. Kim Charlton agreed to deliver the notices to each resident by hanging the notice on the front door and posting the notice in the bulletin boards. Richard Lantz agreed to monitor parking after 10:00 p.m. and contact tow company, if necessary. Motion to approve notice and delivery of notice made by Kim Charlton. Motion was seconded by Kathleen Piano.
- c. **Purchase Requirements** – It was determined by the Board that the credit score requirement for a prospective purchaser would be 620 based on customary bank and mortgage company standards. The Board further agreed that at this time, the Board will not impose specific income requirements for a prospective purchaser. Motion to approve was made by Kathleen Piano and seconded by Kim Charlton. Resolution of the Board to be prepared for signature at next meeting.
- d. **Basketball Hoop - (4710)** It was determined by the Board that the basketball hoop in the parking lot-owned by resident at 4710 N.W. 82nd Avenue should be removed for safety reasons. Brock Property Management will send letter requesting removal by the resident.

5. New Business:

- a. **Dumpsters:** Jane Brock will obtain quotes to have the dumpsters pressure cleaned and sanitized on a monthly basis. The Board will review the quotes at the next monthly meeting.
- b. The Board discussed a once a week walk around to check for violations of the Rules and Regulations. Jeannette offered to walk the property for the violations and provide inform. Specific concern is items left outside that can retain water and where mosquitos can breed.

6. Open Forum – Residents expressed concern over completion of woodwork, lack of dumpster cleanliness, repairs to stucco, purchase and rental requirements and bulk pick-up dates.

7. Adjournment – Kathleen Piano made a Motion to adjourn the meeting and the same was seconded by Kim Charlton.

The meeting was adjourned at 7:42 p.m.

The meeting was not recorded or videotaped.



Kim Charlton, Secretary

Dated: 8-12-16

JMR Construction

P.O. Box 770871
Coral Springs, FL 33077
305-970-4434

QUOTE

Date	Estimate #
9/3/2016	11270

Name / Address
Springdale lakes

			Project
Description	Qty	Rate	Total
Pressure clean and sanitize two dumpsters including the walls	2	185.00	370.00
Thank You.			5
Total			\$370.00

C.P. Services

11606 NW 19th Dr.
Coral Springs, FL 33071

Estimate

Date	Estimate #
9/4/2016	2080

Name / Address
Springdale lakes

			Project
Description	Qty	Rate	Total
Pressure clean and Sanitize two dumpsters pads for phase D	2	170.00	340.00
Thank you for the chance to do work for your property			Total
			\$340.00



Outdo Builders Inc.
Contractor Lic# CGC1520310
11530 Sw 168th St
Miami Florida 33157
U.S.A

INVOICE

INV-000580

Balance Due
\$450.00

Bill To
Brock Property Managment

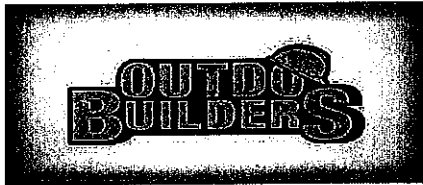
Invoice Date : 09/07/2016
Terms : Net 30
Due Date : 10/07/2016
P.O.# : Springdale Lakes

Items & Description	Qty	Rate	Amount
Walk threw of property inspection of all visible wood.	1.00	450.00	450.00
Sub Total			450.00
Total			\$450.00
Balance Due			\$450.00

Notes

Thanks for your business.

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ESTIMATE

EST-000358

Outdo Builders Inc.

Contractor Lic# CGC1520310
11530 Sw 168th St
Miami Florida 33157
U.S.A

Estimate Date : 09/07/2016

Expiry Date : 09/30/2016

Reference# : Springdale Lakes

Bill To
Brock Property Managment

Items & Description	Qty	Rate	Amount
I performed a walk-through of the community and inspected each unit. The past contractors work looks like it was done correctly. I don't know what was the exact details of what he had to patch, repair or replace. Most of the wood replacement and the patching looks damaged or stained but they are not. When you do facial repairs, plywood replacement and wood patching they need to be painted as soon as possible. By the look of the wood, the repairs were done correctly but never painted therefore it looks damaged/stained because of rain and sun.	1.00	0.00	0.00
Also noticed all the front fence section are to short and do not reach the ground. The appropriate height of a wood fence is 6'H. If you decide to replace fence to the correct height I will provide estimate.			
The units that i noticed that need repair are 4709 Left porch structure is not level with the right side. Need to provide roof jack and level the wood beam. Once in place will provide and install hurricane straps and nailed.	1.00	1,100.00	1,100.00
4707 Top 2" x 8" facial has rotten corner that needs to be removed and replaced with a 3' section. All joints will be filled with caulking.	1.00	525.00	525.00
4705 Top facial board rotten section. Remove and replace a 10' section with 2" x 8" facial board.	1.00	600.00	600.00
4703 Top facial board rotten section. Remove and replace a 4' section with a 2"x 8" facial board.	1.00	500.00	500.00
		Sub Total	2,725.00
		Total	\$2,725.00

Notes

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BROCK PROPERTY MANAGEMENT

P.O. BOX 770850 CORAL SPRINGS, FL 33077

954-753-2675 fax 954-340-8541

Email: brock@brockpm.com

SPRINGDALE LAKES D CONDO. ASSN.
FINANCIAL STATEMENT
JULY 31, 2016

Springdale Lakes D Condo. Assn

Balance Sheet

As of 07/31/16

ASSETS

1ST United Oper. 1113011595	\$	59,664.24
1ST United MM 1113011603		57,854.20
1ST United Reserve 1113011611		46,323.18
Valley Reserve II 41805941		26,009.78
Assessments Receivable		23,758.82
Late Fees Receivable		4,741.00
Owner Admin. Fees Receiv.		40.00
Prepaid Insurance		7,606.89
Refundable Deposits		361.00
TOTAL ASSETS		<u>\$ 226,359.11</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	1,865.07
Valley National Loan		43,602.73
Exchange		(615.10)
Subtotal Current Liab.		<u>\$ 44,852.70</u>

RESERVES:

Reserves - Unallocated	\$	36,184.64
Reserves - Roofs		(67,163.45)
Reserves - Exterior Paint		81,594.29
Reserves - Loan		26,000.04
Reserves - Interest		228.70
Subtotal Reserves		<u>\$ 76,844.22</u>

EQUITY:

Prior Year Net Inc./Loss	\$	186,041.52
Current Year Net Income/(Loss)		(81,379.33)
Subtotal Equity		<u>\$ 104,662.19</u>
TOTAL LIABILITIES & EQUITY		<u>\$ 226,359.11</u>

Springdale Lakes D Condo. Assn
Income/Expense Statement
Period: 07/01/16 to 07/31/16

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	158,543.00	158,330.06	212.94	271,422.94
06340	Late Fee Income	525.00	.00	525.00	3,850.00	.00	3,850.00	.00
06370	Screening Fee	.00	66.67	(66.67)	.00	466.69	(466.69)	800.00
06380	Owner Admin. Fees Income	10.00	.00	10.00	50.00	.00	50.00	.00
06910	Interest Income	5.89	.00	5.89	38.58	.00	38.58	.00
	Subtotal Income	23,189.89	22,685.25	504.64	162,481.58	158,796.75	3,684.83	272,222.94
EXPENSES								
General & Administrative								
07010	Management Fees	710.00	887.50	177.50	4,970.00	6,212.50	1,242.50	10,650.00
07011	Master Association Fees	8,255.00	7,916.67	(338.33)	65,632.00	55,416.69	(10,215.31)	95,000.00
07012	State Condo Fees	.00	23.67	23.67	.00	165.69	165.69	284.00
07013	Annual Corporate Report	.00	5.17	5.17	61.25	36.19	(25.06)	62.00
07020	Accounting Fees	.00	29.17	29.17	.00	204.19	204.19	350.00
07021	Licenses & Fees	.00	33.33	33.33	75.00	233.31	158.31	400.00
07160	Legal Fees	1,227.95	125.00	(1,102.95)	2,876.40	875.00	(2,001.40)	1,500.00
07250	Bank Charges	10.00	.00	(10.00)	60.00	.00	(60.00)	.00
07280	Insurance	8,754.81	5,000.00	(3,754.81)	41,815.55	35,000.00	(6,815.55)	60,000.00
07321	Office Expense	109.64	225.00	115.36	1,062.94	1,575.00	512.06	2,700.00
07322	Screening Fees	.00	33.33	33.33	.00	233.31	233.31	400.00
07990	Bad Debt Expense	.00	666.67	666.67	.00	4,666.69	4,666.69	8,000.00
07991	Valley Loan (Note)	.00	2,166.67	2,166.67	(58,082.68)	15,166.69	73,249.37	26,000.00
	General & Administrative	19,067.40	17,112.18	(1,955.22)	58,470.46	119,785.26	61,314.80	205,346.00
Community Room/Building								
08319	Plumbing Repairs	.00	41.67	41.67	.00	291.69	291.69	500.00
08320	Building Repairs	.00	250.00	250.00	142,736.75	1,750.00	(140,986.75)	3,000.00
	Community Room/Building	.00	291.67	291.67	142,736.75	2,041.69	(140,695.06)	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								
09201	Supplies	.00	33.33	33.33	533.37	233.31	(300.06)	400.00
09202	Miscellaneous	206.00	500.00	294.00	762.61	3,500.00	2,737.39	6,000.00
	Maintenance	206.00	533.33	327.33	1,295.98	3,733.31	2,437.33	6,400.00

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Springdale Lakes D Condo. Assn

Income/Expense Statement

Period: 07/01/16 to 07/31/16

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services								
09751	Pest Control	425.00	125.00	(300.00)	425.00	875.00	450.00	1,500.00
09752	Lawn & Tree Maint	.00	100.00	100.00	225.00	700.00	475.00	1,200.00
	Contract Services	425.00	225.00	(200.00)	650.00	1,575.00	925.00	2,700.00
Reserve Contributions								
09900	RESERVES:	9,046.16	4,523.08	(4,523.08)	40,707.72	31,661.56	(9,046.16)	54,276.94
	Reserve Contributions	9,046.16	4,523.08	(4,523.08)	40,707.72	31,661.56	(9,046.16)	54,276.94
	TOTAL EXPENSES	28,744.56	22,685.26	(6,059.30)	243,860.91	158,796.82	(85,064.09)	272,222.94
	CURRENT YEAR NET INCOME/(LOSS)	(5,554.67)	(.01)	(5,554.66)	(81,379.33)	(.07)	(81,379.26)	.00

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DATE: 8/17/16

TIME: 1:24 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF July 31, 2016
ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4701		Nimoy Makki	0.00	36.00	0.00	0.00	36.00	
4703		Paul Kantorski	0.00	35.00	19.00	0.00	54.00	
4704		59 Team, LLC	0.00	0.00	0.00	50.00	50.00	
4709		Linda Telatovich	0.00	20.00	0.00	0.00	20.00	
4711		Christine Ostertag-Smellie	0.00	35.00	0.00	0.00	35.00	
4712		Janeth Rodriguez	35.00	683.00	5.00	0.00	723.00	
4714		Amanda Dwyer	0.00	319.00	0.00	0.00	319.00	Final Warning
4715		Sergio Flores	35.00	354.00	319.00	30.00	738.00	Late Notice
4717		Nadeem Syed	0.00	35.00	0.00	5.00-	30.00	
4719		Federal National Mortgage Ass.	35.00	319.00	354.00	747.00	1455.00	Final Warning
4722		Monika Sambell	35.00	354.00	354.00	1700.00	2443.00	Attorney Action
4723		Alfreda Coward	35.00	282.00	0.00	0.00	317.00	
4724		Joshua Marfleet	0.00	35.00	0.00	0.00	35.00	
4725		Nicola Levin	35.00	354.00	354.00	7786.00	8529.00	Attorney Action
4729		Grant Muench	0.00	35.00	0.00	97.00	132.00	
4731		Alan Smith	35.00	314.00	0.00	0.00	349.00	
4733		Leisha Robinson	0.00	35.00	0.00	0.00	35.00	
4735		David Christensen	0.00	65.00	0.00	0.00	65.00	
4743		James & Sumi Ferriero	20.00	0.00	0.00	0.00	20.00	
4745		Floria Mae Jasper	0.00	35.00	35.00	70.00	140.00	
4747		Sun 10, LLC	0.00	0.00	35.00	0.00	35.00	Late Notice
4749		Sadiq Ali	0.00	95.00	0.00	0.00	95.00	
4801		Guillermo Los	0.00	0.00	0.00	25.00	25.00	
4802		Scott Sharp	0.00	35.00	0.00	0.00	35.00	
4805		Sun 18 LLC	0.00	0.00	35.00	0.00	35.00	Late Notice
4808		Bernel Brown	35.00	354.00	25.00	0.00	414.00	
4809		Federal National Mortgage Ass	0.00	0.00	0.00	20.00	20.00	
4813		Brenda Bridge	0.00	35.00	20.00	0.00	55.00	
4814		Paul Plutino	35.00	354.00	354.00	638.00	1381.00	Final Warning
4815		Renata Santelli	35.00	0.00	35.00	0.00	70.00	Late Notice
4816		Eric Loeffler	35.00	354.00	354.00	3345.00	4088.00	Attorney Action
4818		Kerby Nelson	0.00	35.00	35.00	70.00	140.00	
4819		Anthony Pusateri	0.00	35.00	0.00	0.00	35.00	
4820		Lance Takacs	35.00	319.00	11.00	0.00	365.00	
4821		ML Sahar Investments LLC	0.00	35.00	0.00	0.00	35.00	
4822		David & Sofia Elgrably	0.00	83.00	0.00	0.00	83.00	
4824		Anne Kenny	0.00	35.00	0.00	0.00	35.00	
4825		Debra Conyers	0.00	235.00	0.00	60.00	295.00	Late Notice
4826		Michael O'Neil	35.00	319.00	354.00	1274.92	1982.92	Attorney Action
4827		Andre Smith	35.00	309.00	35.00	10.00	389.00	Late Notice
4903		Evol James	0.00	354.00	35.00	35.00	424.00	
4905		Mary Eschenburg	0.00	35.00	0.00	0.00	35.00	
4907		Daniela Diaz	35.00	354.00	354.00	2164.90	2907.90	Attorney Action
4909		Leonid & Zinaida Shekhtman	0.00	35.00	0.00	0.00	35.00	
TOTAL:			545.00	6755.00	3122.00	18117.82	28539.82	

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DATE: 8/17/16

TIME: 1:24 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF July 31, 2016

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	10.00	5720.00	2568.00	16315.82	24613.82
01		Late Fees	1340	525.00	1025.00	554.00	1782.00	3886.00
02		NSF charges	1380	10.00	10.00	0.00	20.00	40.00
GRAND TOTAL:				545.00	6755.00	3122.00	18117.82	28539.82

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	Assessments Receivable	24613.82
01340	Late Fees Receivable	3886.00
01380	Owner Admin. Fees Receiv.	40.00
T O T A L		\$28539.82

-- End of report --

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DATE: 8/17/16
TIME: 1:24 PM

Springdale Lakes D Condo. Assn
PREPAYS AS OF July 31, 2016
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
Jeannette & Alfred Figueroa 4707 NW 82nd Ave.		4707 PP	2.00
Michael & Kathleen Piano 4721 NW 82nd Ave.		4721 PP	319.00
luis Abreu 4739 NW 82nd Ave.		4739 PP	852.07
Maria & Richard Lantz 4803 NW 82nd Ave.		4803 PP	2.00
Johanna Behrens 4806 NW 82nd Ave.		4806 PP	1.00
Deirdre Chopyak 4810 NW 82nd Ave.		4810 PP	35.00
Lisa Ruiz 4823 NW 82nd Ave.		4823 PP	330.00
TOTAL HOMES: 9 TOTAL PREPAYS			1,865.07
TOTAL DISTR: PP			1,865.07

-- End of report --

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