

Springdale Lake D Condominium Association, Inc.

4701-4909 NW 82ND AVE | Lauderdale, Florida 33351

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, January 21, 2021 at 6:30 p.m.
LOCATION:	Zoom.US // ID: 999 4122 0295 // PW: 4 4 0 3 1 8 // Phone: 1-646-558-8656 Link: https://zoom.us/j/99941220295?pwd=R3pITldlaFZmTWk1NOg0Y0h5REhrZz09
WHO CAN ATTEND:	Any Member of the Association
POSTED BY:	Tuesday, January 19, 2021
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

AGENDA

- 1) Call to order [6:32 p.m.](#)
- 2) Roll Call [President, Vice-President, Secretary](#)
- 3) MOTION to adopt (*attached*) Meeting Minutes from Meeting on THU 17 DEC 2020 by:
[President](#); Second; [Secretary](#); Reading of Minutes; Voice Vote: [Adopted](#)
- 4) Old Business / Updates —
 - a. Walkway Bids — No update
 - b. Landscaping Rejuvenation around fronts & sides of buildings — [Completed](#)
 - c. Landscaping Rejuvenation – Tree rings, electrical boxes, et. al.
 - d. Wood repairs / replacements — [Started on WED 30 DEC 2020](#)
 - i. [Money to be drawn from Reserves I](#)
 - ii. [MJ to send accounting to Board and get direction](#)
 - e. Lot Monitoring Service(s) — No update
 - f. Dumpster Doors — [Quote requested WED 30 DEC 2020](#)
 - g. Pressure Washing of sidewalks — [Completed FRI 18 DEC 2020](#)
 - h. Wind Mitigation Reports: We need access to three (3) units. Any Members willing to volunteer?
 - i. Exterior Lights — [Update sent by manager on WED 30 DEC 2020](#) **Motion?**
 - i. **MOTION** to adopt Option 4 lights installed by [President](#); Second by [Vice-President](#); Voice Vote: [None Opposed](#); Motion is [Adopted](#).
- 5) New Business —
 - a. Painting of all front and storage doors — [Quote sent by manager on WED 30 DEC 2020](#) to board. **Motion?**



MANAGED
BY

METROPOLITAN PROPERTY GROUP FLORIDA, LLC
MATT JELINEK, LICENSED CAM 46341
2755 E OAKLAND PARK BLVD, STE 200
FORT LAUDERDALE, FL 33306-1671

PHONE 608-843-4648
EMAIL MJ@MPGFL.COM
WEB MPGFL.COM

Springdale Lake D Condominium Association, Inc.

4701-4909 NW 82ND AVE | Lauderhill, Florida 33351

- i. **NOTE: Pressure washing the lower level roofs on the front. Manager to check this out.**
- ii. **MOTION to approve door painting using money from RESERVES – Painting by Lynn; Second by Kim; Voice Vote: None Opposed; Motion is adopted.**

Continued Next Page



MANAGED
BY

METROPOLITAN PROPERTY GROUP FLORIDA, LLC
MATT JELINEK, LICENSED CAM 46341
2755 E OAKLAND PARK BLVD, STE 200
FORT LAUDERDALE, FL 33306-1671

PHONE 608-843-4648
EMAIL MJ@MPGFL.COM
WEB MPGFL.COM

Springdale Lake D Condominium Association, Inc.

4701-4909 NW 82ND AVE | Lauderdale, Florida 33351

- 6) MOTION - Levy of Limited Special Assessment against unit at 4828 NW 82ND AVE.
(Attached.)
- 7) MOTION – To adopt Fining Committee Certificate (attached.)
- 8) MOTION – Set Fining Committee Members
- 9) DISCUSSION – Manager Disclosure: Gifts
 - a. [Manager to purchase administrative items from Amazon.](#)
- 10) MOTION – Amendment to Rules & Regulations > Motorcycles & Motorcycle Parking
 - a. Motion to table until FEB 2021; Second: Secretary; Opposed: None (Voice Vote);
- 11) DISCUSSION – Documents Amendment to limit the number of rentals.
 - a. If too many Owners rent out their unit, prospective buyers are limited in the types of financing they can get on a purchase, thereby limiting the pool of prospective buyers.
 - b. **See proposed attached policy, not approved by attorneys.**
 - c. **MOTION to table to FEB 2021; Motion by President; Second by Secretary; Voice Vote: None Opposed; Motion is Tabled;**
- 12) Member Concerns:
 - a. UNIT 4810 — Tenant screening criteria (3 minutes)
- 13) Next Meeting: **Thursday, February 25, 2021 at 6:30 p.m. via Zoom**
- 14) MOTION to adjourn by: [President](#); Second by: [Secretary](#); Voice Vote: [None Opposed](#);
 - a. Meeting is adjourned at: [7:26 p.m.](#)

Approved by Board Secretary:

/s/ Kim Charlton

02/25/2021

Kim Charlton, Board Secretary Date