

Springdale Lake D Condominium Association, Inc.

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

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, May 27, 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=R3pITldlaFZmTWk1N0g0Y0h5REhrZz09
WHO CAN ATTEND:	Any Member of the Association
POSTED BY:	Tuesday, February 20, 2021
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

AGENDA

**Indicates an item with an addendum separately attached / published*

1) Call to order 6:42 p.m.

2) Roll Call

President S. Sharp X	Vice-President G. Payne	Secretary K. Charlton X	Treasurer L. Joyce X	Director N. Sayed
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3) *MOTION to adopt Meeting Minutes from Meeting on THU 22 APR 2021.

MOTION President	SECOND Secretary	Discussion / Voice Vote: None Opposed	MOTION IS: Adopted
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4) Current Business / Updates:

- a. *Motorcycle Parking Rules & Regulations Amendment (attached) – *Completed last meeting.*
- b. Bids to remove tiles / put in new walkways and repair curbs - *No bids received; This will also involve repairs to tree roots in parking areas;*
- c. Landscaping Rejuvenation – Tree rings, electrical boxes, et. al. – *Later this summer; Problems with rocks and staffing/scheduling.*
- d. Landscaping @ 82ND AVE Island – *Master Board Meeting Rescheduled*
- e. Wood repairs / replacements – *Ongoing; No funds transfers from reserves*
- f. Wind Mitigation Reports – *Awaiting information from inspector*

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- g. Door Painting — *Paint has been picked-up. Awaiting completion on this.*
- h. SOD INSTALLATION — Discussion / Motion?
 - i. **Motion by President to approve \$10,000.00 to replace sod in front of buildings;**
Second by: Kim; Voice Vote: None Opposed; Motion Adopted.
- i. Pressure washing of all lower roofs — *Awaiting schedule.*

5) Member Issues & Concerns:

- a. APPLICATION 4735 — Application for purchase was made to the Association; The Association's Board of Directors voted to DENY the Application on the grounds that the approved resident had violations of the Association's Documents; Attorney in the transaction emailed the Manager stating that such was not in the Rules & Regulations of the Association; *HOWEVER*, Denial Criteria are a requirement of Florida Administrative Code (FAC). ***The Manager is seeking direction here as to how to proceed.***
 - i. OPTIONS:
 - 1. Forward to Attorney (recommend J. Schank at Frank, Weinberg, Black Law); or
 - 2. Create a three-question test exempting the denial for future reference; or
 - 3. Let the denial stand and wait until an Action is filed against the Association; or
 - 4. ***Attempt to get all violations and issues remedied within a reasonable timeframe and then re-run the Application for approval; or (Manager Recommendation)***
 - 5. Other?
 - a. *Direction to forward to John Schank at Frank, Weinberg, Black Law to develop Denial Listing pursuant to Florida Administrative Code. John Schank to engage with the Title Attorney for response to inquiry.*
- b. **Motion to waive late fees for Owner of 4704 NW 82ND AVE in the amount of \$50.00 by President; Second by: None; Motion is Denied**

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6) Next Meeting: **Thursday, June 24, 2021 at 6:30 p.m. via Zoom**

7) MOTION to adjourn at:

MOTION
President

SECOND
Secretary

VOICE VOTE: Opposed
None Opposed

MEETING ADJOURNED AT:
7:36 p.m.

Approved by Board Secretary:

/s/ Kim Charlton 06/24/2021

Kim Charlton, Board Secretary Date