

Springdale Lake D Condominium Association, Inc.

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

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, March 24, 2022 at 6:30 p.m., local time
LOCATION:	Zoom.US // ID: 926 9306 5760 // PW: 9 3 9 9 4 5 // Phone: 1-929-205-6099 Link: https://zoom.us/j/92693065760?pwd=OG9Fby9UNU5XMlQNW1oVY9HQzRBUT09
WHO CAN ATTEND:	Any Member of the Association
POSTED BY:	Tuesday, March 22, 2022
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

Meeting Minutes

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

1) Call to order at: **6:32** pm, local time

2) Quorum:

<i>President</i> <i>S. Sharp</i> X	<i>Vice-President</i> <i>A. Coward</i> X	<i>Secretary</i> <i>K. Charlton</i> X	<i>Treasurer</i> <i>L. Joyce</i>	<i>Director</i> <i>J. Ferriero</i>
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3) **MOTION** to waive reading of, and accept into the official records of the Association, Meeting Minutes from Meetings held on **27 JAN 2022**.

<i>MOTION</i> P	<i>SECOND</i> S	<i>OPPOSED</i> None	<i>MOTION IS:</i> Adopted
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4) **CURRENT BUSINESS:**

- a. *Documents Amendment – Rentals – Okay to send out? **Yes – Manager to send out entire voting package for board review.**
- b. Wood Repairs at the Association are being wrapped-up. Manager is expecting only 1 – 2 more invoices.
- c. Fences – Fronts & Backs
 - i. 2022.03.24 – Proposal request sent to five (5) vendors.

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d. Waste Management Issues

- i. 2022.03.18 – Conversation with WM: They will provide Saturday Service on both dumpsters for ninety days until 15 JUN 2022 at no cost to the Association.
 - 1. Having service on only one (1) dumpster confuses drivers;
 - 2. The Assn is getting a new driver on the weekends;
 - 3. There are going to be overage fees for regular over-dumping. In FEB 2022 there were 44 pick-ups that had overages. This means the service on the dumpsters is not sufficient.
 - 4. Current Service:
 - a. DUMPSTER #1: MON TUE THU FRI SAT;
 - b. DUMPSTER #2: MON TUE FRI [SAT](#);
 - c. Current Billing: About \$1,975.00 per month.

e. Street light adjacent to 4802 NW 82ND AVE – working.

f. May 2022 Insurance Renewal

- i. Manager has requested five (5) years of loss runs from current vendor.
- ii. Manager is in need of a Wind Mitigation Report.
- iii. Manager is in need of a Replacement Cost Valuation or an Appraisal.

5) NEW BUSINESS:

- a. *Bulk Trash / Recycling Area(s) – See attached page(s)
- b. Set election date: [Thursday, June 23, 2022 at 6:30 pm via Zoom.](#)

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6) MEMBER CONCERNS:

- a. *4822 — Architectural Alteration Request > Doors & Windows; Standing: Violation
- i. 2022.01.27 — (A) Trim color must be antique bronze; (B) Sliding glass door must be a three-panel door, not a four-panel door; (C) Must have horizontal line across 2nd-story windows to mimic the appearance of a single- or double-hung window; \
- ii. 2022.02.10 — Update was received as requested.

iii. MOTION to approve the Architectural Alteration Request.

	MOTION VP	SECOND S	OPPOSED P	MOTION IS Approved
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- b. *4724 — Architectural Alteration Request > Doors & Windows; Standing: Good
- i. 27 JAN 2022: The rear patio door must be a 3-panel door.
- ii. 17 FEB 2022: This change was adopted. Photo sent. Awaiting approval; Only (P) approved.

iii. MOTION to approve the Architectural Alteration Request.

	MOTION P	SECOND S	OPPOSED None	MOTION IS Adopted
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- c. *4704 — Architectural Alteration Request > Doors & Windows; Standing: Good
- i. See attachments on website.
- ii. MOTION to approve the Architectural Alteration Request. DENIED

	MOTION	SECOND	OPPOSED	MOTION IS
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- d. 4803 — Occupancy Approval for Non-Tenant, Family Member “Occupant”

i. What does the Resident/Owner need to provide in order to get this approved?

7) Special Meeting to levy fines: THU 14 APR 2022 at 6:30 pm, local time

8) Next Meeting: THU 28 APR 2022 at 6:30 pm, local time

9) MOTION to adjourn

MOTION P	SECOND S	OPPOSED None	MEETING ADJOURNED: 7:42 pm
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APPROVED: /s/ *Kim Charlton*
Kim Charlton
Secretary of the Board of Directors

04/28/2022
Date

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BULK TRASH / RECYCLE ENCLOSURE(s)

Three areas have been identified as potential areas to have a split area. One side for bulk trash, the other for a recycling dumpster.

1. Area 1 is adjacent to the south side of 4801 NW 82ND AVE.
 - a. PRO: 1) Out of most sight lines; 2) Because there are few (if any) windows, it would be out-of-sight; 3) A dumpster could likely be placed there; 4) Smaller amount of linear feet of fencing; 5) For vehicles to back in, they would be able to easily discard items; 6) Easy to landscape around it to further “hide” it from view.
 - b. CON: 1) A dumpster might be precluded by the angle of attack; 2) Would the smell affect anyone?; 3) May require cement work which could be costly.



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2. Area 2 is adjacent to the west side of 4714 NW 82ND AVE north of the dumpster near the 82nd Ave Entrance.
 - a. PRO: 1) Good angle of attack for recycling if Assn wants a dumpster; 2) Easy access; 3) Far from homes, so smell hopefully would have less impact.
 - b. CON: 1) That's a hill of about 2' in height; 2) Trees (mature ones) may need to be moved; 3) A free-standing enclosure requires significant more materials/work; 4) cement work may be required.



3. Area 3 is adjacent to the south side of 4802 NW 82ND AVE, northwest of the dumpster.
 - a. PRO: 1) As close to the “middle” of the Association as we could hope to get; 2) Easy to monitor for Scott if he's up / at home.
 - b. CON: 1) Size limitations due to small area; 2) Accessibility is a problem; 3) Any bad smells would impact a significant number of homeowners; 4) No great way to “hide” it. (No opportunity to landscape around it.);

