

Springdale Lake D Condominium Association, Inc.

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

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, August 25, 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=OG9Fby9UNU5XMXIQNW1oVY9HQzRBUT09
WHO CAN ATTEND:	Any Member of the Association
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

AGENDA

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

1) Call to order at: 6:34 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>	<i>Treasurer</i> <i>L. Joyce</i>	<i>Director</i> <i>J. Ferriero</i> X
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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 **28 JULY 2022***.

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

a. Documents Changes — Submitted to Members

- i. 2022.06.20 — Mailed
- ii. 2022.07.28 — Response / Meeting
- iii. 2022.08.25 — Still not enough responses to substantiate a change. Table?
- iv. **2022.08.25 — President and VP agree to table. No objection.**

b. Fences – Fronts & Backs

- i. Working on proposals.
- ii. 2022.08.11 — Working with three (3) new vendors to get quotes. Mailed and emailed quote requests.
- iii. **2022.08.25 — Discussion on walkways with tiles getting re-poured. (1st Lady Paving – quote expected.)**

c. Waste Management Issues

- i. 2022.05.26 — Still ongoing issues; Not having any luck getting relief.
- ii. 2022.06.23 — Missed pickup today (23 JUN 2022 THU)

Springdale Lake D Condominium Association, Inc.

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

- iii. 2022.07.29 — Ordered new service and had Scott sign off on contract that was in-line with the changes Board approved.
- iv. 2022.08.17 — Called them with concerns about the way the dumpster is being put back. They are going to try and have more quality control visits moving forward.
- d. *Violations: See attached Violations Tracking.
- e. Republishing of Master Association Documents
 - i. As of now, the Master Association manages landscaping for all four (4) sub-associations.
 - ii. The written Document(s) of the Master Association, however, delegate landscaping of each sub-association's property to the sub-association.
 - iii. Does the "D" Association wish to demand republishing of the Documents of the Master Association so that it may pursue its own contract for landscaping / tree trimming service(s)?
 - iv. Table to 25 August 2022 with comparison grid.
 - v. 2022.08.16 — Met with landscaper at Association. Awaiting quotes.

5) NEW BUSINESS:

- a. American Coastal Insurance Company form*
 - i. Form must be signed by an officer or insurance will be canceled.
 - ii. 2022.08.25 – Manager to send VP the form by mail with SASE to return to Manager.

6) MEMBER CONCERNS:

- a. Architectural Modification Request — 4814 (Dicker)*
 - i. Motion to approve by (P); Second by (VP); Opposed: None; Motion is approved.
- b. Violation Notice — 4803 (Lantz) // Motion to impose fines*
 - i. Motion to implement a daily fine in the amount of \$25.00 per day until remedied or statutory maximum is achieved. Motion by: (P); Second: (T); Opposed: None; Fine is levied.
- c. Violation Notice — 4820 (Panday) // Motion to impose fines*
 - i. Motion to implement a daily fine in the amount of \$25.00 per day until remedied or statutory maximum is achieved. Motion by: (P); Second by (D); Opposed: None; Fine is levied.

Springdale Lake D Condominium Association, Inc.

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

- d. Violation Notice — 4827 (Smith) // Motion to impose fines*
 - e. Motion to implement a daily fine in the amount of \$25.00 per day until remedied or statutory maximum is achieved. Motion by: (P); Second by (D); Opposed: None; Fine is levied;
- f. Violation Notice — 4901 (Sabin) // Motion to impose fines*
 - g. Manager to re-notice for touch-up painting alone;
- h. Violation Notice — 4909 (Shektman) // Motion to impose fines*
 - i. Manager to re-notice for touch-up painting.

7) Next Meeting: **THU 22 SEP 2022 at 6:30 pm, local time**

8) MOTION to adjourn

<i>MOTION</i> VP	<i>SECOND</i> P	<i>OPPOSED</i> None	<i>MEETING ADJOURNED:</i> 7:43 p.m.
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APPROVED:

/s/ *Kim Charlton*

Kim Charlton

Secretary of the Board of Directors

09/22/2022

Date

Springdale Lake D Condominium Association, Inc.

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

MEETING MINUTES

28 JULY 2022

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

10) 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> X
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11) Members Present: Anna Quintyne (4804)

12) **MOTION** to waive reading of, and accept into the official records of the Association,

Meeting Minutes from Meetings held on **23 JUNE 2022***.

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

a. DOCUMENTS CHANGES — Count ballots

- i. APPROVE: 12
- ii. REJECT: 11
- iii. Meeting must be continued due to lack of quorum of votes (36 minimum.)

1. Reschedule to 25 AUG 2022 at 6:30 pm.

2. Notice to be mailed out; Notice to send via card.

iv. FENCES – Fronts & Backs // New vendors selected, scope of work sent.

Springdale Lake D Condominium Association, Inc.

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

b. WASTE SERVICES:

- i. One can has 5x/wk service (not TUE or SUN;) the other has 3x/wk service (MON, THU, FRI.)
- ii. Current pricing is about \$1,940.02 per month.
- iii. 5-day per week service is \$1,189.01 per month per can; \$2,378.02 total.
- iv. 6-day per week service is \$1,426.81 per month per can; \$2,853.62 total.
- v. 7-day per week service is \$1,664.60 per month per can; \$3,329.20 total.
- vi. Does the Association wish to change? (Increases \$475.59 per month.)
- vii. **MOTION** to increase service from five (5) to seven (7) days per week on the dumpster adjacent 4802 NW 82ND AVE, Lauderdale, FL 33351 authorizing an increase of \$475.59 per month for the additional pickups.
 1. **Motion:** President
 2. **Second:** Director
 3. **Opposed:** None
 4. **Motion:** Adopted

c. VIOLATIONS:

- i. Set for re-inspection are: 4704, 4707, 4708, 4709, 4714, 4719, 4721, 4739, 4703, 4805, 4820, 4827, 4901, 4909.
- ii. Certified Notices sent 18 JUL 2022: 4803, 4820, 4827, 4901, 4909
 1. 2022.08.19 — Final reinspection
 2. 2022.08.25 — Hearing

Springdale Lake D Condominium Association, Inc.

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

d. REPUBLISHING OF MASTER DOCUMENTS

- i. As of now, the Master Association manages landscaping for all four (4) sub-associations.
- ii. The written Document(s) of the Master Association, however, delegate landscaping of each sub-association's property to the sub-association.
- iii. Does the "D" Association wish to demand republishing of the Documents of the Master Association so that it may pursue its own contract for landscaping / tree trimming service(s)?
- iv. Table to 28 JUL 2022. Decision required at that time.
- v. 2022.07.28 — Does the Association wish to have the documents republished?
 1. **MOTION** to send demand to Master Association to enforce Documents as written effective 01 JAN 2023 for Landscaping.
 - a. **Motion:** President
 - b. **Second:** Secretary
 - c. **Opposed:** Vice-President, Director
 - d. **Motion:** Denied
 - i. Denials subject to cost analysis.

14) NEW BUSINESS:

- i. Cleaning Service (Scott) — *Leaving too many things undone.*
- ii. Parking Decal for 4819 NW 82ND AVE. (DECAL# 2250756 // LIC# KZQ-G74 (FL) // White Toyota Camry) This is for a "caretaker" who is not on the lease.
 1. Driver of vehicle is driving recklessly; and
 2. Decal was not properly issued; and
 3. *Send letter of Violation requiring fourteen (14) days to either (a) apply for residency; or (b) return the decal;*

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

15) MEMBER CONCERNS:

- a. Architectural Alteration – 4804 – Quintyne – Request to paint the patio and walkway to vehicles.
 - i. Recommendation: Board select paint color and approve.
 - 1. Color: Light Rattan PFC-27;
 - 2. Material — To be determined

16) Next Meeting: **THU 25 AUG 2022 at 6:30 pm, local time**

17) MOTION to adjourn

<i>MOTION</i> P	<i>SECOND</i> D	<i>OPPOSED</i> None	<i>MEETING ADJOURNED:</i> 8:00 pm
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APPROVED:

Kim Charlton, Secretary

Date