

Springdale Lake D Condominium Association, Inc.

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

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, December 01, 2022 at 1:00 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
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

AGENDA

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

1) Call to order at: **6:48** pm, local time

2) Quorum:

President
S. Sharp

X

Vice-President
A. Coward

Secretary
K. Charlton

X

Treasurer
L. Joyce

Director
J. Ferriero

X

3) **MEETING MINUTES:** Waive reading of / adopt meeting minutes into the official record(s) of the Association from: Thursday, October 20, 2022. Motion Adopted.

4) **CURRENT BUSINESS:**

a. Management Report: (1) Fence Bids; (2) Violations; (3) Landscaping Clean-up; (4) Landscaping Modifications to Back Areas.

b. Levy of Fine for 4803: Vehicle Violation (*Requires a Motion*)

Motion to send to Frank, Weinberg, Black (John Schank, Atty.) for escalation of enforcement action(s). Motion, Second, No Objections, **Motion Adopted.**

5) **NEW BUSINESS:**

a. Adoption of FY 2023 Budget.

Motion to adopt; Second; Objections; FY2023 Budget is adopted.

b. 4806 NW 82ND AVE — Complaints: (a) Dog noise at all hours/times of day; (b) Smoking in Common Areas; (c) Encroaching on common areas (detritus out front); (d) Encroaching on common areas (surfboard attached to fence out back);

MOTION to rescind Occupancy Approval and require tenants to remove from property not later than 31 JAN 2023. Motion, Second, **Motion Adopted.**

6) **NEXT MEETING:** THU 26 JAN 2023 at 6:30 pm, via Zoom. (*Set election date.*)

7) **ADJOURNMENT:** **7:33 p.m., local time** (*Motion, Second, No Objection*) **Motion Adopted.**

APPROVED:

/s/ *Kim Charlton*

Kim Charlton

Secretary of the Board of Directors

01/26/2023

Date

Springdale Lake D Condominium Association, Inc.

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

NOTICE OF BOARD MEETING AND AGENDA

DATE & TIME:	Thursday, October 27, 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
ADDENDA:	Available Online at SpringdaleLakeD.com > Meetings

AGENDA

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

8) Call to order at: 6:31 pm, local time

9) 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> X	<i>Director</i> <i>J. Ferriero</i> X
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10) **MOTION** to waive reading of, and accept into the official records of the Association,

Meeting Minutes from Meetings held on **25 AUGUST 2022***.

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

a. 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.)

b. Waste Management Issues

i. 2022.09.02 — New services ordered and submitted.

ii. 2022.10.18 — Status? Better Service? Insurance Claim started on damage to gate.

iii. 2022.10.27 — Okay to remove from agenda. Issues seem to be remedied.

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c. Republishing of Master Association Documents

- i. 2022.05.26 — First on agenda.
- ii. 2022.08.16 — Met with landscaper at Association. Awaiting quotes.
- iii. 2022.09.16 — Bid with comparison grid sent. The “D” Association would spend about \$1,940.00 per month more, however this *would not* increase the dues at the Association.
- iv. 2022.09.26 — Email to Board with letter requesting objections on/before 02 OCT 2022. No response received.

12) NEW BUSINESS:

- a. FY 2023 Budget Review **Separately attached.*

13) MEMBER CONCERNS:

14) Next Meeting: **THU 01 DEC 2022 @ 6:30 pm, local time via Zoom.US (BUDGET MTG)**

15) MOTION to adjourn

<i>MOTION</i> T	<i>SECOND</i> S	<i>OPPOSED</i> None	<i>MEETING ADJOURNED:</i> 8:41 pm
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APPROVED:

Kim Charlton, Secretary

Date

Springdale Lake D Condominium Association, Inc.

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MEETING MINUTES

25 AUGUST 2022

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

16) Call to order at: **6:34** pm, local time

17) 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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18) **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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19) **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)
 - 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.

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- 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.

20) 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.

21) 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.

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- 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.

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

23) 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:

Kim Charlton, Secretary

Date