

December

Cedarwoods Townhouses Homeowners Association

2201 Cedarwoods Ave. Pembroke Pines, FL 33026

Date: Thursday December 18, 2025

Time: 7:00 PM

Location: HOA Office

Meeting: Board of Director Meeting

AGENDA

1. Call to Order

- Roll Call and Establishment of Quorum

2. Approval of Meeting Minutes

3. New Business:

A) Water Services Replacement – Compliance Letter City of Pembroke Pines

B) Roadway Visioning Discussion

C) Sidewalk Bids

D) Converge Service Technology Advisors Proposal

E) Collection CW-1

F) Christy Arterburn Board Resignation Letter

4. Open Forum

3. Adjournment

- Motion to adjourn

January

Cedarwoods Townhouses Homeowners Association

2201 Cedarwoods Ave. Pembroke Pines, FL 33026

Date: Thursday January 15, 2026

Time: 7:00 PM

Location: HOA Office

Meeting: Board of Director Meeting

AGENDA

1. Call to Order

- Roll Call and Establishment of Quorum

2. Approval of Meeting Minutes:

- December 2025

3. New Business:

A) Colorclad Painting Update by Romauld Fulchan

B) Sidewalk Bids

C) City of Pembroke Pines Letter/Email (1) Water Line (2) Bulk

D) Financial Section (1) Emails (2) Audit (3) Resident Account Review

E) Bulk Email from Eastern Waste Systems

F) Maintenance Items (1) Log Review (2) Sunbelt (3) Wages (4) Mow

G) Office Items (1) Shred Vendor (2) Digital File Storage Vendor (3) Cleaning Vendor

4. Old Business:

A) Converged Services Visioning to explore (1) EMA (2) Bulk

B) Roadway Bids

C) Tree Trimming Email Update & Contract

D) Technology Update

5. Open Forum

6. Adjournment

- Motion to adjourn

February

Cedarwoods Townhouses Homeowners Association

2201 Cedarwoods Ave. Pembroke Pines, FL 33026

Date: Thursday February 19, 2026

Time: 7:00 PM

Location: HOA Office

Meeting: Board of Director Meeting

AGENDA

1. Call to Order

- Roll Call and Establishment of Quorum

2. Approval of Meeting Minutes:

- January 2026

3. New Business:

- Education Items:
 - Sunshine Law
 - Florida Statue Bid Trigger
 - Florida Statue Payment Application
- Maintenance Items:
 - Sidewalk Repairs Kickoff Review
 - Mowing Service Restructuring Plan
- Community Items:
 - Community Snap Internet Survey Results
 - Colorclad Painting Update by Romauld Fulchan
- Office Items:
 - Audit 2025 Engagement & 2024 Vendor Sign Off
 - Extra Duty Restructuring Plan
 - CAM Contract

4. Old Business:

- Tree Trimming - Update
- Converged Services - Tabled
- Roadway Bids - Tabled
- Technology Project - Tabled

5. Open Forum

6. Adjournment

- Motion to adjourn

March

Cedarwoods Townhouses Homeowners Association

2201 Cedarwoods Ave. Pembroke Pines, FL 33026

Date: Thursday March 19, 2026

Time: 7:00 PM

Location: HOA Office

Meeting: Board of Director Meeting

AGENDA

1. Call to Order

- Roll Call and Establishment of Quorum

2. Approval of Meeting Minutes:

- February 2026

3. New Business:

- Maintenance Items:
 - Sidewalk Repairs
 - Tree Trimming Completed
- Community Items:
 - Colorclad Painting
 - Roadway Bids Visioning
 - How does the community anticipate funding the roadway and other projects?
- Office Items:
 - February Financial Review
 - CAM Contract

4. Old Business:

- Converged Services - Tabled
- Technology Project – Tabled
- Mowing Service Restructuring Plan – Tabled
- Extra Duty Restructuring Plan – Tabled

5. Open Forum

6. Adjournment

- Motion to adjourn