

**DADELAND WALK ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
TUESDAY, MAY 20, 2025 AT 6:30PM  
PAVILION**

**AGENDA**

**I. Call To Order**

**II. Proof of Proper Notice**

**III. Quorum**

**IV. Approval of Board Meeting Minutes**

- April 22, 2025
- April 28, 2025

**V. TREASURER REPORT**

- a. Financial update

**VI. SECRETARY REPORT**

- a. Initiation Fee

**VII. PROPERTY MANAGER'S REPORT**

- a. Tenant Application
- b. Landscaping Company
- c. Paver Repairs
- d. Ratify – Pool gate repair & Electrical Repairs for guardhouse

**VII. PRESIDENT'S REPORT**

- a. **Asphalt and transformers update**
- b. **Roof Election Results** - Announcement of certified election results.  
Acknowledgment of legal opinion regarding the election process and outcome.
- c. **Landscape Policy** - Final review and approval of the prohibited plant list for common areas.
- d. Review of recommended plantings permitted on patios.  
Discussion of increased iguana nesting and activity related to Bougainvillea.
- e. **Correction to April 22, 2025, Board Meeting Minutes** - Amendment to correct the property address for wall repair from 8050 SW 86th Terrace to 8051 SW 86th Terrace.

- f. **Amended Motion – Gym Equipment Payment** - Gym equipment has been ordered. Amendment to April 22 motion to reflect the correct payment terms: First payment of \$3,020.22, including a \$495 UCC filing fee. Remaining installment payments of \$2,525.00.

f. **Final Governing Document Amendments** – Declaration of Restrictions and Protective Covenants

**Article VII, Section 21 – Lease Approval -**

- Proposed amendment to require the use of a mandatory Lease Addendum for all rental agreements.
- Board vote to approve the amendment for inclusion in a special election ballot.
- Board vote to authorize the general counsel to prepare the special election package.
- Board vote to approve the date for the special election.

**Article VI, Section 7 – Effect of Non-Payment of Assessment; the Personal Obligation of the Owner; the Lien Remedies of the Association -**

- Grace Period: Amend from 30 days to 15 days.
- Rent Collection: Add language confirming the Association's authority to collect rent directly from tenants when the Owner-Landlord is more than 30 days delinquent.
- Board vote to approve the amendment for inclusion in the special election ballot.
- Board vote to authorize the general counsel to prepare the special election package.
- Board vote to approve the date for the special election

**VIII. VICE PRESIDENT REPORT**

- a) Gym/bathroom update on rubber colors from sample
- b) Paint/Restoration project
- c) Guard house electrical has been upgraded
- d) Vote to approved interior wall repair inside the guard house
- e) FPL update - replacement of one transformer took place waiting on FPL to start the work required to start leveling the transformers
- f) Vote on expense of new managers office furniture
- g) Need to vote on approving a survey in order to be able to commence the street repairs
- h) We are obtaining bids for the replacement the cabinets in the guard house

**IX. OPEN FORUM**

**X. ADJOURNMENT**