

BOARD MEETING AGENDA

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION INC.

(PHASE II)

July 26, 2022 @ 6:30 PM

WHL Central Pool/BBQ Cabana, Davie, Florida

- Call Meeting to Order
- Roll Call (Quorum)
- Ratify Previous Board Minutes - April, 2022 and May, 2022 board meeting
- President's Report and/or Treasurer's Financial Matters, if any.
 - Security Deposits to be moved into separate account
 - Owners to be required to remit deposits going forward
 - Technically – should have been implemented from start
 - Practicality – reduces processing time (collections/refunds)
 - J&LPM – Progress/Status of CPA 2021 Accounting Review (John Bono)
 - Shendell & Associates & J&LPM – Statutory Notices – In progress
- **Central Business**
 - Sidewalk Repairs – Contract approved
 - Hardwood Trim / Palm Lift – Completed | (Dead Queen Palms/Tree Removal – Kennedy)
 - Notices for Central Board Mtgs – posted at front entrances (North & South)
- **Old Business**
 - Status of additional landscape proposals – in progress (Thelma to update next week via email)
 - Palm Lifts – Completed (Tree Works) 202207
 - Units with Coconut palms that location to be determined who is responsible for lift and clean up
 - Irrigation Evaluation – All County – Completed
 - 2 Wet checks performed – to date
 - Dog Receptacle Station (109th) – ordered clean up – needed attention.
 - clean up every 2 weeks (\$45.00/clean up) until board decision made
 - Property Inspections by J&LPM (Thelma) –
 - Violations after final notice (3rd notice) to be sent to attorney (Larry Shendell)
 - 17th Manor & Central Common Areas – Zip line | Trampoline | Rope swings | Tree ladder | Notices sent to remove | PH 2 to remove otherwise
- **New Business**
 - Irrigation Evaluation – All County – Completed
 - 2 Wet checks performed – to date
 - Palm Removal Inspection Rpt/Proposal – TreeWorks
 - Leanne & Thelma to meet with Chf Lndscpe Inspector, Joe Jimenez - mitigation
 - Proposals – Striping
 - Lake – Fishing | Algae Bloom
- **Open Floor** – 3 minute average per member.
- **Adjournment**- Call End to Meeting