

**MINUTES FROM THE MEETING OF THE
BOARD OF DIRECTORS OF
MISSIONWOOD AT MIRAMAR CONDOMINIUM ASSOCIATION**

Regular Monthly Board of Directors Meeting of Missionwood at Miramar Condominium was held by Zoom on Tuesday March 23, 2021

The meeting was called to order at 7:59PM. In attendance were Michael O'Hara, Heslop Daley, Elaine Fisher, Yacov Wallerstein, Perez Woerdings, Carlinne Berice Lacoste, Zoney Bailey. Absent was Angela Johnson, Michelle Williams.

NOTE:

- *PROPERTY INSURANCE - 2021 Renewal Updates – Reported by Allan American Coastal Cheaper Carrier P3. – No New Roofs – Cheaper Quotes for New Roofs
 - *General Liability – Full Coverage 1 million see pg. 9
 - *Claim - James River Quote Settled Claim/Split \$40,000
 - *Limitations of \$100,000 for Assault/Battery
 - *Option: James River Offered Wind 5% Deductible – 2020 3%
 - *New Roofs Offer 10-15% Less
 - *Indemnity Details
 - *Insurance Ends 4/1/21 Allen suggest BOD discuss and return with decision before deadline
 - *Windstorm Buydown after 5 years – 2006 Aging – Umbrella Cut in Half
 - *Workers Comp – Nothing Changed
- Yacov - Treasurer - Budget Ins - Re: Howard - How much - \$195,700 will follow up
Zoney- VP questioned another Quote to come in maybe
Voted subject to getting Better Policy Perez/Zoney: Reconvene agree to wait on Quotes.

MINUTES: President Michael O'Hara stated no Official Minutes to report no Attachments sent
Voted to Suspend next meeting

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@MissionwoodM

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AUDIT: FINAL 2020 - PDF sent completed and reported by – AUDITOR – Audley

- Auditors Reported Fairly Stated Association doing Great
- Reviewing Docs Attached/Balance Sheet pg. 3
- Bankruptcies - 713.592 - \$808,519
- Yacov questioned What is Allowance Note 7 Pg 10/11 Estimate Current Replacement Cost?
- Auditor - Graded A++
- Internal Control – No Findings - Weakness due to Shortage of Staff
- See detailed Audit report docs.
- POLICY REPORT UPDATES

Missionwood Updates

Police report: Officer out – Howard Reported - Several Community Incidents see docs.
Collection/Warning Letters - Wording sent to Roxanne for Approval and Finalized
Cost is under \$2.00 to be absorbed by Association

Warning Letter - Sent to avoid Collections/Attorney 20 Days Late, after 30 Days Demand Letter from Attorney

Objection By Resident – Johnny in accordance with The Bi- Laws was changes made officially
Objection Clarified by Shawn/BOD

Motion to Accept by Perez Voted to move 2nd by Heslop Daley
All In Favor – Unanimous

RETIREMENT/RESIGNATION - Miguel 15 YEARS OF SERVICE

GIFT OFFER – Mentioned amount was - \$1,500.00

- Perez opposed amount – Unanimous amount \$1,000.00 – Voted ALL in Favor
- LIGHTING: Progressing –Permit Approved - 12 more lights within Next Week – Payment Partial Received Final Payment upon Completion of INSPECTION Approval
- STUCCO: Progressing/ Observed some homes have been reported worst than some time consuming results – Reported Approximately 12 more to be completed.
- TREE TRIMMING – Budgeted and statement forwarded to BOD – Work to Begin May
- President Questioned – Budget Amount – Howard stated \$15,000.00 spent 2018 Estimate - Year 2021 - \$13,000 - Under due to consistency in maintaining Trimming

• AGENDA DISCUSSION :

• PARKING & TOWING

• CODE ENFORCEMENT – REPORT Follow up

• NEW SIGNS - REVIEW

• CERTIFICATION – FOLLOW UP

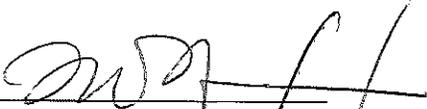
• Zoney raised concerns on report for Agenda

• No Time - Motion to Table by Heslop Daley Next Meeting /All in Favor 7 Unanimous

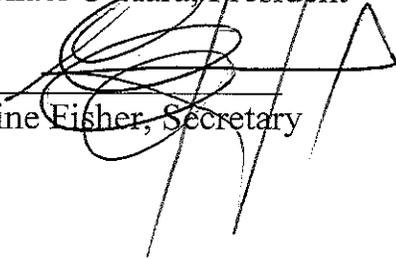
NEW BUSINESS UPDATE

*NEW BUSINESS UPDATE: Resident Shawn Mentioned 90 Days into Business of New Board All should be CERTIFIED - President stated will follow up and confirm

Motion to Adjourn by Heslop, second by Zoney
Vote: 7 Yes, Motion carried. Meeting adjourned ~~8:40~~ 8:42 pm



Michael O'Hara, President



Elaine Fisher, Secretary

7-27-21
Date

9/29/21
Date