

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

Special Board of Directors Meeting of Missionwood at Miramar Condo Association was held at the clubhouse located at 8381 South Missionwood Circle, Miramar, Florida 33025 on June 21, 2021

MEETING CALLED TO ORDER BY: Howard White, Manager

TIME: 7:37 pm

Certifying Quorum

ATTENDANCE: Perez Woerdings, Carlinne Berice Lacoste, Zoney Bailey, Angela Johnson, Elaine Fisher, Howard White

ABSENT WAS: Yacov Wallerstein, Michael O'Hara, Michelle Williams, Heslop Daley

READING OF MINUTES: No Minutes was read

CONTRACTS

Contracts/Agreements for attorney, accounting firm and lawn service were present to the Board by Howard

SHENDELL & ASSOCIATES (Current) Renewal each year or opt out any time with proper notice

STROEMER & COMPANY Accounting Firm (Current)

BLT LAWN CARE SERVICE (Current)

J & K Constructions. General contractor, Roofing Contractor (September 2019) (Not current)

METRO ELECTRIC SERVICE INC (Contract is current) They are working on the Light Project Rainshield Gutters Corp (Warranty – 1 year) Completed

RED APPLE ROOFING AND CONSTRUCTION have done most of the repairs to the roof and stucco. There is no contract. Repairs were done based on work order issued to contractor base on previous estimated cost

(NO NEGOTIATED CONTRACTS) WORK ORDERS GREW OUT OF CONTROL WITH NO MONITORING OF FUNDS

NOTE:

* Hardy Board Replacement in 2014 by In & Out Corp.

* Howard White (self) stated he decided to make changes from Hardy Board to Stucco Work due to Life expectance from Bldg#43 in 2019 started

*NO PERMITS for buildings, NO CONTRACTS while business spiraled out of control

*Systems in place - Estimates Given, Work Orders Given, Repairs done, Large Checks written with No APPROVAL from the Board

SYSTEMS ABORTED – NO more work until the Systems in place are reviewed by the BOD

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POLICY REPORT UPDATES

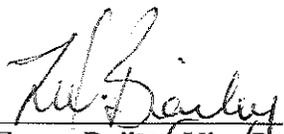
Total work order completed last year 119 Roof/Stucco
Total work order completed this 112 Roof/Stucco
Approximately \$172,000 spent up to May 20, 2021
Outstanding Work Orders for LEAK/REPAIRS 12

Board agrees to file Insurance Claims
Reserves to be REVIEWED.

NEW BUSINESS UPDATE

After discussion about repairs, a motion was moved by Perez Woerdings for management to make repairs up to \$1,000 and any amount over, the Board of Directors must approve.
Motion seconded by Elaine Fisher; motions carried unanimously

Motion to Adjourn Meeting by Perez Second by Elaine All in Favor Yes Motion Carried unanimously



Zoney Bailey, Vice President



Elaine Fisher, Secretary

9/22/21
Date

9/29/21
Date