

**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 30, 2021

MEETING CALLED TO ORDER AT: 7:30pm

Certified Quorum in Attendance: Zoney Bailey, Carlinne Berice Lacoste, Johnny Jean Louis, Elaine Fisher, Angela Johnson, and Perez Woerdings, (by Phone)

ABSENT WAS: Michelle Williams

NOTE: Howard White (CAM) in Attendance to Co - Host the meeting and present the Monthly Managers Report

Re-Assignment of Board Positions/Officers

Motion to Remove Carlinne Beatrice Lacoste appointed Secretary by Elaine Fisher

Second by Zoney Bailey

All in Favor YES, motion carried unanimously

Motion to Appoint Perez Woerdings for Secretary by Angela Johnson

Second by Elaine Fisher

Perez Woerdings Accepted

All in Favor YES motion carried unanimously

Reading Of the Minutes June 22, 2021: By Howard White

Motion to Adopted by Johnny Jean-Louis

Second by Elaine Fisher

All in Favor YES Motion Carried unanimously

Reading of The Minutes June 21, 2021: By Howard White

Motion to Adopted with minor editing by Johnny Jean-Louis

Second by Elaine Fisher

All in Favor YES Motion Carried unanimously

NOTE:

\*Board of Directors decision to maintain for the duration of this year a seven (7) Member Board of Directors as we were advised by attorney that we could and will reconsider next year a seven (7) or a nine (9) member Board of Directors, community member Javier Objected.

Point expressed by Howard White the CAM it is the decision of the BOD

\*POLICE REPORT - Officer Sejour Unavailable No Community Report

\*MANAGERS REPORT: Presented by Howard White

\*Routine Maintenance for June - 15 Home Repairs Work Orders, Fences, Drywalls, Sprinklers

\*Immediate Repairs – There are 2 new roof repairs that is needed, and 2 redoes by Red Apple under warranty, no cost. There is a new potential stucco repair that need to be reviewed.

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@MissionwoodM

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REGULATIONS: Board of Director Johnny mentioned systems reviewed need to be done regarding boarding up of windows during hurricane threats & Satellite Dishes placement to be Strategically instructed to avoid further or continued damages at Missionwood's Expense.

\*PAVERS – pavers by clubhouse need to be power washed & sealed before pool is opened.

Estimated Cost - Paving Company \$1,500.00

Estimated Cost - Maintenance Crew Approx. \$200.00 for 5 Gallons

- **Lighting Project** - On going Final Inspections needed for 16 Lights, but violations of older light need to be corrected.
- **Tree Cutting**- Budget \$18,000.00 Est. \$14,000.00. proposal cut to approximately \$5,000.00 **Additional Cost** \$975.00 - (8) Coconut Trees, (1) Pine Tree see attached pictures and one Mango limb.

Motion to Vote for additional tree trimming by Elaine

Second by Angela

All in favor YES Motion Carried Unanimously

## PARKING

Meeting to be scheduled with Parking Committee for Follow up

**NEW ASSOCIATION COLLECTION LAWS** - States Reminder Letter sent 30 Days Timeline Extended Before going to Lawyer Detailed by Howard

Question for Howard how does that affect the ongoing STATUS currently?

Effectively what date? Now July 1, 2021 - Follow up with Status / Clarity with Law Office Shendell

Retro Active for those letters recently sent - Review Follow up

Copies of Letters sent to Residents

Motion to Adopt for NEW ASSOCIATION LAWS by Angela, pending direction from Board to the attorney and accountant.

Second by Johnny Jean-Louis

All in favor YES Motion Carried Unanimously

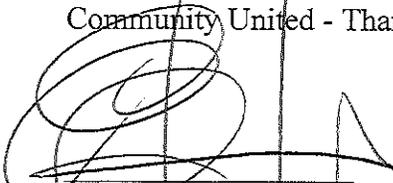
## NEW BUSINESS UPDATE

- POOL CLOSED – Board of Directors decision, Notice posted in POOL AREAS
- Community request more placing of **POOL CLOSED** Signs in Bulletin Window Box to Office or on Website updates
- Pool will be treated/cleaned and inspection to by Heath Department.
- POOL BIDS (3) for REVIEW Cost of Current Budget Comparison
- Concerns about opening, Closing, Maintaining, Community Access/Master Key after Hours
- All things Considered for the Community's Best Interest
- INDEPENDENT AUDIT Request – By community owner, for 14 years for Transparency
- Parking Assigned Garage Usage - Community concerns for usage other than cars should be checked and restricted to number of spaces (Requested page from Docs to be printed for resident's awareness that the office can request entrance to home with owners approval \* Parking Rules
- Community Concerns - House Leaks/Cracked Walls Fixed prior and Reopened awareness of Miami Beach Bldg Collapse / Suggested Engineer to check cracks in community \*Follow Up
- DOGS/POOPS Unauthorized Amount of Household Dogs Reported Recently Moved in

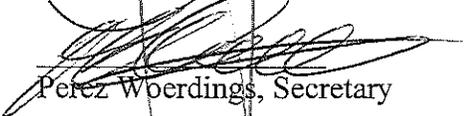
- RESOLUTION - More Dog Poop Bins/Signs - Review Map to Strategically Locate Additional Bins/COST
- Follow up Report of Multiple unauthorized Dogs by Office

MOTION TO ADJOURN: By Howard White  
Second By: Elaine Fisher  
All in Favor, YES, Motion Carried unanimously  
Meeting adjourned Time: 8:45pm

Community United - Thanks All for your attendance and participation.



Elaine Fisher, President



Perez Woerdings, Secretary

7/2/21  
Date

7/2/21  
Date