**Jacaranda CC West HOA 2022 Annual Meeting**

1. An In-Person meeting was called to order at **on Tuesday at 7 pm,**

**December 13, 2022** at Central Park, 9151 NW 2nd St., Plantation, FL.

2. Elizabeth Small was designated as President with Ray Sponder, Vice President, Geonvani Fonseca as Asst. to the Vice President and Enrique Thormann, Asst. Secretary. Larry Skolnik, Secretary was absent. Two (2) homeowners volunteered to be on the Board. They were Lois Wexler and Lea Stransky. The HOA Board welcomes them.

3. A Quorum was established as there were 27 proxies in hand, and 26 Lot attendees, totaling 53. As the Bylaws require 20% of the 127 lots in our HOA, which equals 26 households, and there was a total of 53 Lot owners present. The meeting was declared legal.

4. Agreement noted that we had proof and proper notice of this meeting.

5. Minutes of the 2021 HOA annual meeting were read and accepted without any objections or changes.

6. Old Business was reviewed.

a. Benefits of HOA Website: Communication thru Blast emailing, Posting documents, Meeting minutes, Bylaws access, Security that only residents can access the website, neighborhood event announcements.

HOA Website: **www.jacarandaccwesthoa.com**

b. Benefits of having a Home Association:

1. HOA provides Approval Letters for Additions, Roofs, Fences, Windows, Driveways, New doors, Solar installation

2. HOA provides Refinance bank letter:

*“Homeowner’s Association Good Standing”*

3. HOA provides an Approval letter for business licenses

4. HOA is a place to bring complaints anonymously by contacting us

via email: [juiced@aol.com](mailto:juiced@aol.com) or call: 954-816-3443

5. Your HOA issued 29 Approval Letters to residents for City Permits.

Total of 16 Complaint Letters were issued to help residents and upgrade our neighborhood.

c. On the HOA Website: [www.jacarandaccwesthoa.com](http://www.jacarandaccwesthoa.com) SpotCrime.

7. New Business:

a. New Street Signs installed in July and August, 2022. All new street signs and stops signs were replaced. Cost to the HOA $21,230.80. This project involved a lot of volunteer time to secure City Permits, Engineering and working with the installer.

b. ATT Wireless Fiber Optic Upgrade: Installed throughout the neighborhood. Fiber transmits data 25 times faster than DSL or cable-based internet. AT&T Fiber delivers the fastest internet service of any major provider which improves streaming, uploads, downloads.

c. New Mayor of Plantation - Nick Sortal came to our HOA meeting.

He won by margin 61 to 39. He was a City Council Member since 2018.

Mayor Sortal spoke for 40 minutes, answering all resident’s questions.

d. Amended our Bylaws in July, 2022. No rentals in our neighborhood.

**Procedure for buying a house in Jacaranda CC West HOA:**

1. Buyer’s Application Form for each person (18+) must be submitted

2. Application cost is $100 per person, $200 per couple

3. Once approved, a LIVE interview with buyer(s)

4. Schedule interview via email, 2 – 3 weeks prior to closing

5. Upon HOA approval, Title Company sends Estoppel Form

6. Cost for Estoppel is $200 and is paid PRIOR to closing

e. The 2022 HOA dues is $150.00 per Lot. Must be paid by 1/31/23

f. Homeowner’s expenses were $12,449.13. The bulk of the expenditures are 2 lakes the HOA owns – Lake 1 and Lake 2. The lake’s maintenance was $4,400. HOA insurance was $3121.70 and legal fees: $4,126.50. Other costs: HOA website, P.O. Box, FL Dept. of State & Annual Meeting Expenses (room rental, copies, mailing).

7. Future Proposals and Projects

a. Neighborhood Party with Food Trucks, music and childrens activities.

- There were no additional issues to address, the meeting was adjourned at 8:30 pm.