**Jacaranda CC West HOA 2023 Annual Meeting**

1. An In-Person meeting was called to order at **on Monday, 7 pm, November 13, 2023** at Central Park, 9151 NW 2nd St., Plantation, FL.

2. Elisabeth Small was designated as President. Board Members present were: Dr. Larry Skolnik, Lois Wexler, Geonvani Fonseca and Enrique Thormann.

3. The meeting started at 7:08 pm. A Quorum was established as there were 18 proxies in hand, and 39 Lot attendees, totaling 57. As the Bylaws require 20% of the 127 lots in our HOA, which equals 26 households, a total of 57 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 2022 HOA annual meeting were read and accepted without any objections or changes.

**6. Old Business was reviewed:**

a. Benefits of HOA Website: Documents, Meeting minutes, Bylaws access, Security that only residents can access the website, neighborhood event announcements, current issues.

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

b. Benefits of having a Home Association:

1. HOA provides Approval Letters for house renovations, Refinance bank letters, letters for a business license from City and to bring complaints anonymously to the HOA via email: juiced@aol.com.

2. The recycling place at Plantation Park was closed. Now, the dumping place can be used only 1 time / month for City of Plantation residents at the St. Rd 441 location, south off I595. You can find the calendar for Bulk pickup and the “Dump Day” on the HOA website.

3. Our neigborhood had problems with AirBNB in that residents were renting their homes and these houses were unkept and unruly. Also, a near death occurred. The HOA consulted with the HOA attorney and a new Bylaw was passed to prevent rentals in our residential neighborhood and to establish a procedure for proposed homeowners.

4. Proposed buyers will now have to have a Background Check prior to purchasing a house and a Live interview must be scheduled and completed before an Estoppel can be issued.

5. 2022 HOA expenses were $20,022 and the accounting firm, Palmetto CPA was contracted to oversea all HOA expenses.

6. The HOA is responsible for the cleaning of 2 lakes. The Lake Doctors was hired at $270./mo.

**7. New Business:**

a. The new 2023 Budget dues are $150.00 per year. Late fees will be charged to each homeowner if payment is not received by Dec. 31, 2023.

b. The HOA expenses for 2023 as of 11/13/23 is $9,809.00.

c. As of 11/13/2023, the HOA bank account is $87,982. The previous year, the HOA installed all new street signs and did not need to request a special assessment for the $22,000+ cost. The HOA paid the street sign company directly from the HOA bank account.

d. The HOA has implemented, by the statue set forth in our Bylaws, an Architectual Committee, today known as the “Beautification Committee”. This volunteer group, not related or associated with any of the Board members, is responsible for citing any home that needs improvement, ie. Roof pressure cleaning or has a tarp, driveway needing pressure cleaning or resurfacing, landscape improvements and any other homes upgrades needed to keep to the standards set forth in the HOA Bylaws. A HOA letter will be sent to the homeowner, giving 14 days to correct the issue(s). If the letter goes unanswered, the HOA Attorney will get involved. A fine up to $1000.00 for each offense will be enforced by the HOA Attorney, along with legal fees, and the issue(s) must be resolved.

e. We have noticed an increase of car vandalism in our neighborhood, as per police reports, Crime Spot notifications and resident’s home cameras. The HOA is looking into an automated license plate reader like “Flock Safety” to be placed at the neighborhood’s 3 entrances. This would allow us to capture the license plates of cars that come in and out of the neighborhood at the time the cars are vandalized. The HOA is meeting with the Plantation Police Dept. to get their recommendations. Once all the information has been gathered, all residents will be notified.

f. Mayor Nick Sortal came to our HOA meeting and spoke for 25 minutes and then answered resident’s questions. He said that the City notified the Jacaranda Golf Club to lower the volume on their outside speakers. Mayor Sortal also said that the City has tried many times to reach the Manager, Kevin Phipps, to clean the lakes of algae and grass. The Golf Club does not return their calls. It was also mentioned that Elisabeth Small has left several messages for Kevin Phipps regarding the unkept lakes, but she, too, has not received a call back. The City and the HOA will be meeting on this issue to create a solution to the lake mess.

Mayor Sortal said the City is looking into street paving for our neighborhood. Our streets are over 40 years old, with cracks, holes and lines that have faded. Mayor Sortal told us that “your neighborhood is on top of the list for repaving”. He also said the City is implementing a program to clean the pipes to improve the drainage from the streets and allow rain water to flow quicker from our 2 lakes to the main water system. Mayor Sortal said to call the police: 954-797-2100 for any problems you have.

**8. Future Proposals and Projects**

a. A “Get to Know your Neighbor” Party was again suggested and voted on. The vote was “Yes”. A location and date will be announced.

b. The HOA suggested to open a $50,000. - $60,000. CD at a 5.50% interest so interest can be earned on the HOA bank account. This was voted on and the vote was “Yes” for the CD.

**9. The meeting was adjourned at 8:50 pm.**