

**WATERFORD HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MONDAY, JANUARY 3, 2005**

**Barbara Conrey called the meeting to order at 7:00 pm.**

**In attendance:** Anita Cruz, Judy Stanich, Sarah Ellis, Denise Bogner, Keefe Guy, Frank Menser, Mary O'Grady, Jess Goldstein, Barbara Conrey, Richard Kohler, Al Santana.

**Absent:** Nicole Goldstein

**Minutes** of the General Membership Meeting of November 16, 2004 were read by Denise Bogner, corrections were noted, and the minutes were approved.

**Nominations** were given, accepted, and approved for the following officers for the Board of Directors of Waterford Homeowners Association:

President	Barbara Conrey
Vice President	Nicole Goldstein
Treasurer	Keefe Guy
Secretary	Denise Bogner
Phone Committee	Judi Stanich, Member Joan
Web Site	Al Santana. Co-Director Keefe Guy, Member Lu Vencel
Activities	Jess Goldstein
Traffic	Anita Cruz, Member Dan Bogner
Crime Watch	Sarah Ellis, Co-Director Jess Goldstein
Purchase Power	Denise Bogner
Neighbors Helping Neighbors	To Be Announced
Director	Mary Ann O'Grady
Director	Richard Mohler

**Treasurers Report:** Judi Stanich reported

Member Fees Deposited	\$210.00
Balance of Account	\$792.27

Judi Stanich reported that she has changed the account from savings to a no-fee checking account. She paid out \$40.00 for the cost of printing checks and will wait to be reimbursed from the fund when we receive the checks.

**Crime Watch** Sarah Ellis reported there have been more home burglaries in the neighborhood. She stated that she had been witness to one of them on her street and was able to give the police a partial license plate number of the vehicle that was used. She reported this crime happened during daylight with the criminals backing the car into the drive way and entering the home through the front door. Sarah has been in contact with the Deputy Combs, Broward Sheriffs Office, Citizens on Patrol Program (COPS) and has received 10 applications from homeowner's interested in joining this program. There will be a mandatory training class at the end of January and applicants must pass a background check. After Sarah's contact with COPS they have included our neighborhood on their scheduled areas of patrol. Sarah will contact Deputy Combs to invite her to speak at our next General Membership Meeting. Denise Bogner will contact Deputy Engle, BSO, and Community Affairs, to see if anyone has been apprehended in the home burglaries.

**Traffic** Broward Sheriff's Office placed a Speed Monitoring device on the SW 28<sup>th</sup> Avenue entrance to the community. Anita Cruz will contact the City of Deerfield Beach and Denise Bogner will contact BSO to see what steps need to be taken to get additional speed limit and children at play signs in the neighborhood.

**Activities** Picnic has been scheduled for Sunday, February 13, 2005 in the park on SW 28<sup>th</sup> Avenue. Barbara has an application that needs to be submitted to The City of Deerfield Beach for approval. We will request 10 picnic tables that the City will deliver to the park for our use. Members will be asked to bring folding chairs and tables if necessary to accommodate. A motion was made and unanimously approved to use WHOA funds to pay for food and any expenses for the picnic. Food to include hot dogs, hamburgers, and salads. Home owners will be asked to bring a desert. Discussion included using "hurricane fencing" for a safe area for small children. Member Bill Mei has donated the cost to for a DJ as entertainment. Activities include volley ball and horse shoes. Members will check on a bounce house and a clown. Denise Bogner will call to see if the Fire Department and Police Department will be able to participate in any way. Announcements will be sent to all homeowners and signs posted at entrances to the neighborhood and on the website. RSVP can be made on the website or to the phone committee members.

**Purchase Power** Five homeowners showed an interest in getting price quotes on tree trimming. Denise Bogner will contact local companies.

**Website** waterfordhomes.org is up and running. Meeting minutes will be recorded on the site. Business cards of Waterford homeowners will be listed on the site. Members will be able to RSVP for picnic. Notices of meetings will be listed.

**Other Business** Anita Cruz reported on the concrete wall on SW 15<sup>th</sup> St. along SW 28<sup>th</sup> Terr. that is in need of repair. Code enforcement held a hearing with the property owner on November 8, 2004 requiring the wall must be in compliance in 30 days. On November 29 the owner reported that the debris had been cleared from the area and he had authorized repairs totaling \$14,250 but the work was delayed due to concrete shortage. Fine of \$50.00 per day was imposed starting December 9, 2004. Owner reported on January 3, 2005 that the material had been delivered and the work was ready to begin.

Discussion was held on Neighbors Helping Neighbors with a member questioning if the Association is in need of some type of insurance coverage in case an accident would happen on private property. Denise Bogner will check with an insurance company that writes policies for Homeowner's Associations to see if WHOA needs to purchase any type of coverage.

All Board of Directors authorized their names, phone numbers and e-mail address can be made available to all homeowners and can be published on the web site.

General Membership meeting will be held Thursday, January 20, 2005 at Constitution Park at 7:00 pm. Barbara Conrey will mail out newsletters to all homeowners.

Meeting was adjourned at 9:00 pm.

Respectfully submitted by Denise Bogner