

WATERFORD HOMEOWNERS ASSOCIATION, INC.
GENERAL MEETING
TUESDAY, NOVEMBER 16, 2004

Written notice of the meeting was hand delivered to each home in the Waterford (single family homes) development. Signs were also posted at three entrances to the community.

The Meeting was called to order at 7:15 pm and was directed by Barbara Conrey with 52 homeowners in attendance.

Barbara explained to members that the Waterford Homeowners Association has been in place since the developer finished building homes in the neighborhood. The Association has not been active the past few years but it has been registered with the State of Florida each year keeping it an active non-profit organization. The By-Laws and Constitution that were written in 1983 are available and state in part the Association will be presided over by an 11 member Board of Directors and is in place to be aware of problems and concerns that may affect our immediate area.

About 20 owners met in October and discussed some concerns they are having which included the traffic on 10th Street, recent home burglaries and car break-ins, noise disturbances at Clamsters, and the interest of a "Neighbors Helping Neighbors" program to lend a hand to a neighbor in need and the advantages of "buying in bulk" when homeowners want to purchase items or hire to have work done around their homes, and the idea of having a neighborhood picnic on a Sunday in February.

Barbara Conrey asked all members if anyone was in attendance because of their wanting the association to file a law suit or harass a neighbor. No one stated that that was their reason for attending the meeting.

Judy Stanich reported the association has \$582.27 in the treasury. It was recommended that each homeowner contribute \$10.00 on an annual basis to the fund.

Deputy Manga, Broward Sheriff, attended the meeting. Deputy Manga has patrolled on the afternoon shift in our neighborhood for the past 4 years. Deputy Engle, BSO, Community Affairs, attended the meeting. Deputy Engle left pamphlets and brochures about Crime Prevention. He talked about BSO COPs (Citizen on Patrol) and left information about the program. Both addressed members concerns about the noise disturbances at Clamsters stating that the BSO responds to all complaints but can only take action if an offense happens in their presence. A number of members stated that vehicles drive at excess speeds throughout the development. The Officers asked that homeowners call BSO to report when this is happening and Deputy Engle stated that he will bring our concerns to the Traffic Department to see what action can be done to help the problem. Another concern of owners was the home burglaries, vehicle break-ins and vehicle thefts. Deputy Engle reported that BSO has made an arrest of an individual that has confessed to 22 crimes that he had committed in the area.

Homeowner Jan Munzemaier is employed by Deerfield Beach Parks and Recreation Department told members of upcoming events scheduled by the Department. She confirmed a members report that the park with tables and chairs can be reserved for a picnic at no charge. A reservation must be made and is taken based on availability. Jan will also check on the status of Linear Park which is to be along S. W. 10th Drive and has been included in Deerfield's Five Year Plan.

Homeowner Anita Cruz stated that the disturbances at Clamsters have been brought to the attention of the City Commission and the Mayor. She reported that a strip mall has been approved to be built on Powerline near Gas City. Anita is involved in City of Deerfield Beach Planning and Zoning and announced that all members are welcome to attending meetings that are held the 1st Thursday of the month. Anita will keep the group informed on other areas of interest from the Commission.

Member, Dan Bogner, has been in contact with Commissioner Gonot and the Florida State Department of Transportation regarding the traffic concerns on 10th Street and asked about a stop light at either SW 28th St. or SW 24th St and a right turn lane onto SW 24th St. Mark Plass, District Traffic Operations, answered by e-mail that traffic studies has been done in the past and the results have been inconclusive and as a result DOT has not taken any action to modify traffic. Mark Plass stated that they plan to update their previous studies between now and January 2005 and reach a definitive conclusion on signals and traffic control measures by February 2005.

Discussion included member's questions and comments about restricting parking in the drainage areas of corner lots since the vehicles restrict the view of oncoming traffic and parking of commercial vehicles in the neighborhood.

One homeowner asked if the easement along the waterway may be abandoned since the easement restricts his ability to put a pool in his yard. The discussion included the fact that the utilities will not abandon the easement but in many cases homeowners can get an exemption that states the easement will only be accessed if necessary.

Discussion was held on the question if speed bumps or speed humps (lower and wider) would be beneficial in slowing down traffic within the community.

Ficus bushes that cover the sidewalk and cars parking over driveways are potential accidents. Homeowners should try to address the offending owner directly to point out the problem or contact Code Enforcement to intervene in the problem.

Broken and cracked sidewalks within the development are potential trip and fall hazards and need to be brought to the City's attention for action.

Homeowner Lu Vencl has registered "Waterfordhomes.org" as an internet web site. Lou and Al Santana will work together on developing this web site.

The first "buying power" program is for tree trimming and painting. Interested owners were asked to list their names and contact information on the sign up sheet.

Business cards were collected from owners with companies or businesses that would be included in a directory for homeowners.

Eleven (11) homeowners volunteered to be the Board of Directors of the Waterford Homeowner's Association as follows: Anita Cruz, Judy Stanich, Nicole Goldstein, Sarah Ellis, Denise Bogner, Keefe Guy, Frank Menser, Mary O'Grady, Jess Goldstein, Barbara Conrey, Richard Kohler and Al Santana. A meeting will be held of the Directors in the near future so that Officers can be established from this group and a plan drawn up for members to address the concerns of owners that were discussed in this meeting.

A General Membership meeting will be held in January.

Meeting was adjourned at 9:00 pm.

Respectfully Submitted by Denise Bogner

Minutes as approved at Board of Directors Meeting January 3, 2005