

Meadowbrook Lake View Phase IV

August 5th Meeting Agenda

6:30pm in the Clubhouse & Zoom

135 SE 3rd Ave, Dania Beach, FL 33004

1. Meeting called to order
 - a. Attendance
 - i. Zoom
 - ii. In Person
 - iii. Absent
2. July 8th Meeting Minutes
3. Old Business
 - a. Committees
 - i. HOA Management
 1. Recommendation for a survey from our owners on the direction we should go.
 - ii. Finance Committee: John M, Victor, and Jay
 1. Here is the summary of our holdings.

Meadowbrook Lakes View Phase IV All Accounts				
7/22/2025 12:29				
Bank	Amount	Rate	Date	Notes
Banco Popular - Reserve	\$ 342,257.35	3.75%	7/22/2025	June Interest \$894.18
New York Life	\$ 328,368.41	3.20%	3/26/2025	Eligible for withdrawal May 2027
Charles Schwab	\$ 565,284.32	1.86%	6/30/2025	YTD interest \$10,344.41
Truist - Certificate of Deposit	\$ 565,447.66	3.96%	12/2/2025	CD Maturity 12/02/2025 (Interest \$11,195.86)
Total - Reserves	\$ 1,801,357.74			
Banco Popular - Operating - Checking	\$ 254,042.83	0.02%	7/22/2025	June Interest \$1.92
Banco Popular - Operating - Savings	\$ 200,418.70	3.75%	7/22/2025	June Interest \$292.95
Total - Operating	\$ 454,461.53			
Grand Total	\$ 2,255,819.27			

2. 3rd Quarter payment for maintenance fees was due July 1st. The amount is \$1915.78
3. 4th Quarter payment for maintenance fees will be due October 1st. The amount is \$1915.78
4. Need to update the Reserve Studies so we have the updated amounts for the 2026 budget.
 - a. Jay contacted Reserve Study to set up an appointment to review and update in August 2025

5. We will need to start on the budget in October 2025 so we can have it completed and ready for vote at the December 2025 board meeting.
 6. Special assessment for March 2024 was never billed to about 190 owners.
 - a. Need to determine the owners that have paid and charged
 - b. Need to determine the owners who have not been charged
- iii. Collections
1. Becker to issue the “Notice of intent to lien” for those owners that have not brought account up to date.
 2. 50 owners had outstanding balances at the end of June 2025
- iv. Fountain Committee: John M and Jay
1. Lights keep tripping the Ground Fault breaker.
 - a. We will keep trying.
- v. Building Painting Committee: Ralph, John R, Gaston, Frank B, and Jay
1. The engineering and painting contracts have been signed on 7/7/2025 after a contract review from Becker our legal team.
 2. Meeting with the engineers is scheduled for Wednesday July 22 at 10:00am in the club house.
 - a. The goal of the meeting is to inspect all stairwells and determine what repairs are going to be needed.
- b. Bike Room
- i. Let’s Ride Bicycle Store, Inc – 3218 Sterling Road – 954-399-9756
 1. Juan will accept our bicycles
 2. We would need to move all the abandoned bikes to the first floor of each building.
 3. Jay will rent a trailer so we can take them to the store.
- c. Car Parking Lot Stickers
- i. Need to be ordered
 - ii. Having all cars identified that are parking in the parking spaces will be very important before we start the painting project.
- d. Welcome Back cookout January 2026
- i. Could we have this the same night as the meeting?
- e. Paving Committee
- i. We need to start thinking about the parking lot paving project
 - ii. Should we start a committee?
 1. John Xu and John Maceda have volunteered.
 - a. Are there any others?
- f. Roof Maintenance
- i. We have several satellite dishes on the roof of building E and A.
 - ii. John Maceda has disconnected them to see if any of them are in use?
 1. Currently no feedback as of 7/22/2025

g. Laundry Room

- i. Should we start a committee to look at options for our laundry rooms?
- ii. John Maceda has volunteered.
 - 1. Are there any others?

h. Condo Windows/ARC approvals

- i. Members of the 2024 Board of Directors approved two window replacements for sliding windows vs the community standard of double or single hung windows.
 - 1. Since the 2024 board approved the wrong windows the HOA would be responsible for have them replaced with the correct windows.
 - 2. Estimated cost would be about \$3000 per window for a total of \$6000.

4. New Business

5. Next Meeting

- a. Tuesday September 9th, 2025 @ 6:30pm at the Club House and on Zoom.

6. Zoom

Topic: MLV4 Board Meeting

Time: Aug 5, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/8144140767?pwd=yYsj9lboFG2FbverwjeamC9gfweHha.1&omn=84531162716>

Meeting ID: 814 414 0767

Passcode: MLV135

One tap mobile

+19292056099,,8144140767#,,,,*362755# US (New York)

+16469313860,,8144140767#,,,,*362755# US

Dial by your location

- +1 929 205 6099 US (New York)
- +1 646 931 3860 US
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 301 715 8592 US (Washington DC)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 814 414 0767

Passcode: 362755

Find your local number: <https://us06web.zoom.us/j/kbtLR9UYfB>