

Meadowbrook Lake View Phase IV
 July 8th 2025 Meeting Agenda
 6:30pm in the Clubhouse & on Zoom
 135 SE 3rd Ave, Dania Beach, FL 33004

1. Meeting called to order
 - a. Attendance – Do have a quorum of the board of directors
2. Read June 3rd Meeting Minutes
 - a. Do we have a motion to dispense with the reading of the minutes
3. Old Business
 - a. Committees
 - i. HOA Management: John X, John M, Alma, Geraldine, Victor, Jay
 1. Should we start to discuss plans for 2026?
 - ii. Finance Committee: John M, Victor, and Jay
 1. Here is the summary of our holdings.

Meadowbrook Lakes View Phase IV All Accounts				
6/15/2025 13:05				
Bank	Amount	Rate	Date	Notes
Banco Popular - Reserve	\$ 308,779.84	3.75%	5/30/2025	May Interest \$462.90
New York Life	\$ 328,368.41	3.20%	3/26/2025	Eligible for withdrawal May 2027
Charles Schwab	\$ 563,274.18	1.51%	5/30/2025	YTD \$8,357.12 change (1.51%)
Truist - Certificate of Deposit	\$ 565,447.66	3.96%	5/30/2025	CD Maturity 12/02/2025 (Interest \$11,195.86)
Total - Reserves	\$ 1,765,870.09			
Banco Popular - Operating - Checking	\$ 165,598.23	0.02%	5/30/2025	May Interest \$3.72
Banco Popular - Operating - Savings	\$ 100,125.75	3.75%	5/30/2025	May Interest \$125.75
Total - Operating	\$ 265,723.98			
Grand Total	\$ 2,031,594.07			

2. 3rd Quarter payment for maintenance fees is due July 1. The amount is \$1915.78

- iii. Collections
 1. Becker to issue the “Notice of intent to lien” for those owners that have not brought account up to date.
 2. Currently 57 owners have outstanding balances
- iv. Fountain Committee: John M and Jay
 1. Lights are being installed the week of June 16th.
 2. We have received a noise complaint about the fountain running after 7:00pm.
 - a. Jay has a call into Dania Beach Code enforcement - Anson Westberry

who is responsible for our zone (1) in Dania Beach.

b. Waiting to hear from Anson.

3. Jay has started taking dBA measurements at 6 locations around the lake to determine if we are in compliance with noise guidelines from the City of Dania Beach.

a. During the day less than or equal to 70 dBA

b. During the evening less than or equal to 50 dBA

v. Building Painting Committee: Ralph, John R, Gaston, Frank B, and Jay

1. Waiting for legal review of the contracts before signature.

b. Bike Room

i. Need a non-profit to donate the old and unclaimed bikes

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.

iii. Stolen car identified in our lot the week of June 9th

4. New Business

a. Should we have a welcome back cookout for all owners in January 2026?

b. Domestic Water pumps were inspected on Friday June 13th, 2025

c. Pool thermometer was purchased to ensure the water temperature is being maintained at 78-82 degrees Fahrenheit.

d. We need to start thinking about the parking lot paving project

i. Should we start a committee?

e. We have several satellite dishes on the roof of building E and A.

i. Should we have them removed before the painting project starts

f. Should we start a committee to look at options for our laundry rooms?

i. Could we look for a digital solution and get rid of the tokens?

5. Next Meeting

a. Tuesday August 5th, 2025 @ 6:30pm at the Club House and on Zoom.

6. Zoom

Topic: MLV Board Meeting

Time: Jul 8, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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