

Meadowbrook Lake View Phase IV

June 3rd 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 May 6th 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
 - ii. Finance Committee: John M, Victor, and Jay
 1. Here is the summary of our holdings.

Meadowbrook Lakes View Phase IV All Accounts				
5/19/2025 10:57				
Bank	Amount	Rate	Date	Notes
Banco Popular - Reserve	\$ 275,733.61		5/12/2025	
New York Life	\$ 328,368.41	3.20%	3/26/2025	Eligible for withdrawal May 2027
Charles Schwab	\$ 561,427.10	1.70%	4/30/2025	Past six months \$9,399.84 interest (1.70%)
Truist	\$ 564,422.26	2.35%	5/13/2025	
Total - Reserves	\$ 1,729,951.38			
Banco Popular - Operating - Checking	\$ 180,493.84	0.02%	5/12/2025	
Banco Popular - Operating - Savings	\$ 100,000.00	1.00%	5/12/2025	
Total - Operating	\$ 280,493.84			
Grand Total	\$ 2,010,445.22			

2. Summary of our Reserve account funding was completed on 05/18/2025 and shared with the board of directors.
3. **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.
- iv. Fountain Committee: John M and Jay
 1. Pump and Motor ordered.
 - a. John M will pick them up on 5/19/2025.
 2. Jay removed second fountain from the lake
 - a. One more fountain to remove in June combine with installation of

repaired fountain.

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

1. Need to sign the Paint contract
2. Need to sign the engineering contract for the stairs
 - a. Stairwell repairs need to be completed before painting.
 - b. Need engineer to develop the detailed scope of work for the stairwells.

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

d. Number of Board Members

- i. Will require a vote of all home owners with a quorum, 50% +1

e. Jay is coordinating a meeting with all HOA presidents in June 2025

1. Meeting scheduled for June 21st via zoom
 - a. Dorie from Phase VII
 - b. Lonnette from Phase VI
 - c. Luis from Phase V

f. Vandalism

- i. Storage rooms in Building E were vandalized.
 1. Do we need to replace the locks on the storage room doors so they are locked when closing the door similar to the laundry room?

g. Community Projects

- i. Several residents have mentioned a desire to replace windows and doors with impact rated windows and doors.
- ii. Several residents have mentioned a desire to replace their electrical panel for safety reasons.
- iii. Any desire to explore these opportunities to get a lower group rate for windows/doors and electrical panel replacement?

4. New Business

a. Flood Insurance

- i. Information below was shared with board of directors on 5/13/2025
- ii. Need to vote yes or no to the purchase of flood insurance

Bldg	Limit	Premium	Elevation Certificate	Engineer	Total
1 - 101 SE 3 RD AVE	\$11,839,000	\$9,855	2250	500	\$8,105
1 - 111 SE 3 RD AVE	\$11,839,000	\$9,287	2250	500	\$7,537
1 - 121 SE 3 RD AVE	\$11,839,000	\$9,509	2250	500	\$7,759
1 - 131 SE 3 RD AVE	\$11,839,000	\$9,394	2250	500	\$7,644
1 - 141 SE 3 RD AVE	\$11,839,000	\$9,787	2250	500	\$8,037
Clubhouse	\$500,000	\$6,615	0	0	\$6,615
	Total	\$54,447	\$11,250	\$2,500	\$45,697

5. Next Meeting

- a. Tuesday July 8th, 2025 @ 6:30pm at the Club House and on Zoom.
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Join Zoom Meeting for June 3rd at 6:30pm

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

Meeting ID: 814 414 0767

Passcode: MLV135

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