

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

1. Meeting called to order

a. Attendance – We have a quorum of board members

i. Zoom

1. John Richard
2. John Xu

ii. In Person

1. Victor
2. John Maceda
3. Alma
4. Ralph
5. Gaston
6. Charles
7. Jay

iii. Absent

1. Marco

2. June 3rd Meeting Minutes

a. Motion was made to accept the meeting minutes with a second

b. All voted in favor of the motion

3. Old Business

a. Recognition

- i. Steve Feldott – for his work developing the HOA website. Thank you!
- ii. John Maceda – for his work to get the fountain working and in the water. Thank you!

b. 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)
<b>Total - Reserves</b>	<b>\$ 1,801,357.74</b>			
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
<b>Total - Operating</b>	<b>\$ 454,461.53</b>			
<b>Grand Total</b>	<b>\$ 2,255,819.27</b>			

2. 3<sup>rd</sup> Quarter payment for maintenance fees was due July 1. The amount is \$1915.78
  3. 4<sup>th</sup> Quarter payment for maintenance fees will be due September 1. 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
  7. Flood Insurance is in place
    - a. Cost was \$41k vs the estimate of \$45k
- 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.
  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. Jay spoke to Aston and he share the ordinance that they follow.
      - i. Aston did not have any concerns with us running the fountain 24/7 to help stop the barnacle growth which has cause issue with the past 6 fountains.

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. 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.
- c. 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.
- d. Car Parking Lot Stickers
  - i. Need to be ordered
    1. There was an unpaid bill from 2024 that needed to be paid before we could place the order.
  - 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 9<sup>th</sup>
4. New Business
  - a. Should we have a welcome back cookout for all owners in January 2026.
    - i. Board agreed this would be a great idea.
    - ii. Need to identify a committee.
  - b. Domestic Water pumps were inspected on Friday June 13<sup>th</sup>, 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?
      1. John Xu and John Maceda have volunteered.
        - a. Are there any others?
  - e. We have several satellite dishes on the roof of building E and A.
    - i. John Maceda has disconnected them to see if any of them are in use?
      1. Currently no feedback as of 7/22/2025
  - f. Should we start a committee to look at options for our laundry rooms?

i. John Maceda has volunteered.

1. Are there any others?

g. Electric meters were replaced the week of July 7<sup>th</sup>

h. Water meters were replaced the week of July 7<sup>th</sup>

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.

i. Since the 2024 board approved the wrong windows the HOA would be responsible for have them replaced with the correct windows.

ii. Estimated cost would be about \$3000 per window for a total of \$6000.

## 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

<https://us06web.zoom.us/j/8144140767?pwd=yYsj9lboFG2FbverwjeamC9gfweHha.1&omn=85126097459>

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7/22/2025 1:36 PM

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