

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

1. Meeting called to order by HOA President Jay Dahlke at 6:30pm, zoom up and running
 - a. Attendance – We have a quorum of the board of directors
 - i. Two Board Members are temporary suspended.
 - ii. Alma, Charles, Gaston, Ralph, and Jay present
 - iii. Victor and John R on Zoom
 - iv. John M absent
2. Read May 6th Meeting Minutes
 - a. Motion made to dispense with the reading of the minutes
 - b. There was a second
3. Old Business
 - a. Committees
 - i. HOA Management: John X, John M, Alma, Geraldine, Victor, Jay
 1. No Update
 - 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. There are 57 owners that have an outstanding balance with the HOA.

3. We continue to find issues when we moved from MMI to Sunrise/AccountSult.
 - a. The primary issue is the Special Assessment.
 - i. When a home owner paid the Special Assessment in January 2023 the full amount was charge by MMI at that time.
 1. This information was not passed along to AccountSult.
 - iv. Fountain Committee: John M and Jay
 1. Fountain Installed and operational on 6/5/2025
 - a. Lights kept tripping the circuit breaker.
 - i. Identified two lights that are operational.
 - ii. Plan to install week of June 16th, 2025
 2. Third fountain removed from the lake
 - v. Building Painting Committee: Ralph, John R, Gaston, Frank B, and Jay
 1. Contracts for engineering for the stairwells and the painting are with Becker for legal review.
 - 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. We are replacing the locks
4. New Business
 - a. Flood Insurance
 - i. Board voted and approved the purchase of flood insurance.
 1. Jay called Jordan at Brown and Brown to place the order on Wednesday 6/4/2025

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.