

**Meadowbrook Lake View Phase IV**  
**May 6<sup>th</sup> 2025 Meeting Minutes**  
**6:30pm in the Clubhouse & on Zoom**  
**135 SE 3<sup>rd</sup> 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. Marco and Alma were absent
    - ii. John M, Victor, Charles, Gaston, John R, Ralph, and Jay present
    - iii. John X on zoom
2. Read April 8<sup>th</sup> 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 updates.
    - ii. Finance Committee: John M, Victor, and Jay
      1. Reserve - New York Life two annuities.
        - a. \$108,320.67
          - i. Surrender and transferred to the Truist account
        - b. \$328,368.41 matures in May 2027.
          - i. No action to be taken until 2027
      2. Reserve – Truist
        - a. All accounts combined
        - b. Received transfer from New York Life
      3. Reserve – Charles Schwab
        - a. Recommendation - no changes
      4. Collections
        - a. 50 owners owe over \$1000
        - b. AccountSult sent out NOLA letters on 4/18/2025
          - i. Waiting period is 30 days
        - c. Next step after waiting period would be send the NOLA letters to our legal team, Becker.
          - i. Becker to issue the “Notice of intent to lien” for those owners

that have not brought account up to date.

iii. Fountain Committee: John M and Jay

1. Pump and Motor ordered.

a. John M will pick them up on 5/19/2025.

b. Next step would be to reassemble

i. Work order with electrician to connect to power

ii. Install in the lake and secure mooring lines.

2. Jay removed second fountain from the lake

a. One more fountain to remove in June combine with installation of repaired fountain.

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

1. Review recommendations

a. Vote taken.

i. Approved to move forward with PD Painting

ii. Need to sign the Paint contract

b. Need to sign the engineering contract for the stairs

i. Charles, Sergio, Ralph, and Jay walked the North stairwell in building C - May 14<sup>th</sup> at 11:00am

ii. Stairwell repairs need to be completed before painting.

iii. 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

1. Suggestion was to have an image of a fountain and a number on the new stickers.

2. New stickers are going to be important with the painting project so we can move cars and locate owners to protect the vehicles from paint

d. Number of Board Members

i. Jay to schedule a meeting with Howard at Becker to determine the process for increasing the number of board members.

1. Might require a vote of all home owners with a quorum.

4. New Business

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

1. Meeting scheduled for June 21<sup>st</sup> via zoom

a. Dorie from Phase VII

b. Lonnette from Phase VI

c. Luis from Phase V

b. Vandalism

- i. Reports of individuals stuffing the Strike Plate with rocks and cardboard so the Latch Bolt will not engage leaving the laundry room open for anyone to enter.

- 1. Safety concerns

- a. We have had homeless individuals in our buildings

- i. Do we want them sleeping in unsecure laundry rooms?

- 1. Laundry room doors are considered Fire Doors by the Fire Department. They need to stay closed to prevent the spread of fire.

- 2. Storage rooms in Building E were vandalized.

- a. Do we need to replace the locks on the storage room doors so they are locked when closing the door?

c. 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?

5. Next Meeting

- a. Tuesday June 3<sup>rd</sup>, 2025 @ 6:30pm at the Club House and on Zoom.