

BOARD MEETING

Thursday, July 9, 2026 @ 6:00 PM (EDT)

Community Meeting Room
and online

TO BE PROVIDED

at: <https://>

CMW AGENDA

1. Call to order and determination of quorum.
2. Review and approve minutes of **March 24 and March 30, 2026 Board Meeting.**
3. **Updates:**
 - a. Review the quarterly financial report. **Financial Summary and statements emailed.**
 - b. Insurance update
 - c. Motion elevator: modernization and maintenance. Update
 - d. Pool area:
 - Pressure cleaning and painting: to be discussed
 - New lounge chairs and umbrellas
 - Re-inspection to be done?
 - e. Gates- Repaired by Locksmith
4. **Airbnb issues – Pending proposal for Regulations and Guidelines- Proposed Rules during March meetings and Derik and Simon Memorandum attached-**
 - i. Issues with overcrowding and guests.
 - ii. Issues with renters not disposing trash in the designated area and leaving it unattended in the street and in laundry rooms.
 - iii. Issues guests using the pool after hours and glass in the pool area.
 - iv. Issues with guests using the elevator right after the pool and getting the elevator wet.
 - v. Issues with noise ordinance- respecting quiet hours and common areas
 - vi. Issues with guests not parking in their designated spot or parking more than one car per unit.
 - vii. Airbnb cleaners- problems with overloading machines and using all the laundry machines (in all the floors)
 - viii. Issues with not maintaining their front areas and common areas clean
 - ix. Keep reporting to Fort Lauderdale Code Enforcement - (954) 828-5207.
5. **Beehive-** Proposal \$500 to remove the new one.
6. **Truly Nolen** proposes to cover 3 floors units not just the attic areas - the inside and outside units, plus storage and laundry room at no charge.
7. Owner input and questions- Please bring them in writing to discuss.
8. Adjourn