



CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION

BOARD MEETING NOTICE & AGENDA

Date: February 18, 2026

Time: 6:30 PM

Physical Location: CFW Pool Area 1786 NW 124th Way Pembroke Pines, FL 33028

Virtual Option (Google Meet):

<https://meet.google.com/ojz-dceu-veh> Dial-in: (US) +1 401-889-4134 PIN: 710 327 999#

1. Call to Order

2. Confirmation of Proper Meeting Notice

3. Roll Call of Directors and Officers

4. Verification of Quorum

5. Approval of Previous Meeting Minutes

January 21, 2026 Board Meeting

6. Guest Vendor Presentation

William Deere, Insurance Broker

Topic: Recap of January 30, 2026 CFW Site Visit and Loss Control Review

7. Ratification of Actions Taken Between Meetings

- 5-Year Drainage Recertification--Chosen Vendor: Sun Tech
- Gate Clickers for City Officials--Current Vendor: Access Experts
- New Chlorine Feeder---Installed by current vendor: Hixon Pools
- Sales / Lease Committee--Tenant Evaluation Platform--
New platform to assist with the screening of sales and lease applications
- Pool / Gym Exterior Electrical Issue--Previously chosen vendor: Mister Sparky Electric

8. New Business

- Add Committee Member: Brent Folks
- Third Party Tax Vendor

9. President's Report--Committee meeting proceedings and update

10. Treasurer / Accounting Report

11. Committee Reports

- Committee members to present updates, as applicable
- February 20th Social Event

12. Open Work Orders & Operational Update

Review of open and completed work orders

13. Old Business

- Removal of three dead Royal Palm trees (completed January 28)
- External pest control
- Camera installation (all gates)--One camera installed February 4
- Pressure cleaning
- Landscape fertilization options
- 3 units paint touch up from beehive

14. Adjournment

In accordance with Florida Statute 720, owner questions and comments may be heard after the adjournment of the Board Meeting.