

Dear Homeowners,

Please find below the **agenda** for the upcoming **Centra Falls West Homeowners' Association Board of Directors Meeting** scheduled for **April 8th 2026, at 6:30 PM**.

For your convenience, the agenda is included **in the body of this email** and is also **attached as a separate document** for your records.

Homeowners are welcome to attend. A **Homeowner Q&A / Open Forum** will be held **after adjournment**, during which no Board action will be taken.

We look forward to your participation.

Sincerely,

Board of Directors

Centra Falls West Homeowners' Association, Inc.

CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Agenda

Date: April 8th, 2026 **Time:** 6:30 PM

Location: [1786 NW 124th Way Pembroke Pines, FL 33028](#)

Virtual: <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

Notice provided in accordance with Chapter 720, Florida Statutes, and the Association's governing documents.

3. Roll Call of Directors and Officers

4. Verification of Quorum

Quorum established Quorum not established

5. Approval of Previous Meeting Minutes

March 25, 2026 Board Meeting Minutes

6. Guest Speaker

William Deere – Insurance Renewal Presentation

7. Ratification of Actions Taken Between Meetings

- Approval of Payment Plans for Homeowners
- Emergency Gate Upgrade – 124th Way (Full System Replacement)
 - Ratification of Board approval conducted via email due to urgency
 - Replacement cost exceeds \$9,000 and will be funded from Reserves

8. New Business (Discussion and Possible Action)

- Vehicle Sticker Procedure (Interior vs. Exterior Stickers)
- Board Roles & Responsibilities / Operational Structure (Self-Managed)
- Tenant Security Deposit Responsibility & Process
- Resident Welcome Packet (Review and Updates)

9. President's Report

10. Treasurer's Report

11. Committee Reports

12. Operations & Maintenance Updates

13. Old Business

14. Adjournment

Homeowner Q&A / Open Forum

Held after adjournment. No Board action will be taken.