



CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Agenda

Date: April 28th, 2026 **Time:** 6:30 PM

Location: [1786 NW 124th Way Pembroke Pines, FL 33028](https://www.google.com/maps/place/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#

AGENDA

1. Call to Order

2. Establish Quorum

3. Lease Program & Addendum Review

- Current lease addendum
- Proposed revisions:
 - Removal of security deposit requirement
 - \$500 leasing administrative fee
 - Penalty considerations for expired leases
 - Renters insurance requirement
 - Lease renewal process (treated as new application)

4. Tenant Evaluation Process

- Application and approval workflow
- Document tracking and retention practices

5. Expired Leases

- Review of current expired leases
- Reapplication process and enforcement approach

6. Legal Review

- Authorization to submit updated addendum to association attorney

7. Action Items & Next

Steps 8. Adjournment