



**CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION, INC. NOTICE
OF BOARD OF DIRECTORS MEETING**

NOTICE IS HEREBY GIVEN

that a meeting of the Board of Directors of CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION, INC. will be held in accordance with Chapter 720, Florida Statutes (including § 720.303(2), Fla. Stat.).

Date: May 13, 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#

MEMBER ATTENDANCE / COMMENT. Parcel owners may attend this Board meeting and may speak on designated agenda items pursuant to the Association's reasonable rules and § 720.303(2)(b), Florida Statutes.

1. Call to Order
2. Roll Call / Quorum Confirmation
3. Proof of Notice
4. Guest Speaker – William Deere, Insurance Broker / Insurance Renewal Results
5. Approval of Minutes – April 8, 2026 & April 28, 2026
6. Officer Reports
7. Committee Reports (if committee members have anything to report)
8. Old Business
 - Sales and Lease Addendum – Final Version from Association Counsel
 - Lease Compliance and Owner Responsibilities
 - Tenant Evaluation Platform Renewal Requirements
 - Finalization of Lease Renewal Screening Criteria
 - Criminal Background & Credit / Financial Criteria for Renewals
 - Number of Board Approvals Required for Lease Renewals
 - Board Motion and Vote
9. New Business
 - Bird Nesting Issue (homeowner comments permitted on this item)
 - Neighboring School Landscape Complaint
 - Insurance Renewal Approval – Board Motion and Vote
10. Adjournment
11. Homeowner Comments

Notice posted in accordance with § 720.303, Fla. Stat. • For inquiries: (754) 247-6923 • info@cfwhoa.com

Self-Managed: CFW HOA Board of Directors • Website: www.cfwhoa.com