



CFW Board Meeting Minutes Apr 8, 2026.docx

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1786 NW 124th Way
Pembroke Pines, FL 33028
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MINUTES OF THE BOARD OF DIRECTORS MEETING

Date: April 8, 2026

Time: 6:30 PM – 8:03 PM

Location: 1786 NW 124th Way, Pembroke Pines, FL 33028 (Gym – due to weather)

Virtual: Google Meet (Hybrid Meeting)

1. Call to Order

The meeting was called to order at 6:36 PM by President Kirsy Espejo

2. Confirmation of Proper Meeting Notice

Notice of the meeting was confirmed as duly posted and provided in accordance with Florida Statutes and the Association's governing documents.

3. Roll Call of Directors and Officers

The following Board Members were present:

- ☐ Kirsy Espejo – President
- ☐ James Olacio – Vice President
- ☐ Erika O'Bryant – Treasurer
- ☐ Patricia Jaquez – Secretary
- ☐ Brent Folks – Director

4. Verification of Quorum

A quorum of the Board was established.

5. Approval of Previous Meeting Minutes

The March 25, 2026 Board Meeting Minutes were presented.

A motion was made by Brent Folks to approve the minutes as submitted, seconded by Kirsy Espejo

Motion carried unanimously.

6. Guest Speaker – Insurance Renewal Presentation

William Deere from Brown & Brown Insurance provided an update on the Association's upcoming insurance renewal.

Key highlights:

- ☐ Return premium received: \$1,487.36
- ☐ Recommendation to utilize the 2024 appraisal for accurate replacement cost valuation

After discussion, the Board agreed to authorize the broker to utilize the 2024 appraisal for all carriers to ensure adequate coverage, despite reduced potential savings.

7. Ratification of Actions Taken Between Meetings

The Board reviewed and ratified the following actions:

- ☐ Approval of payment plans for delinquent homeowners
- ☐ Emergency gate upgrade on 124th Way (full system replacement exceeding \$9,000, funded from reserves) Actual Amount 9,198.00
- ☐ Board approvals conducted via email due to urgency

A motion was made, seconded, and approved unanimously to ratify these actions.

8. New Business

Vehicle Sticker Procedure

The Board discussed ongoing issues with vehicle stickers and is exploring improved



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quality interior windshield stickers. No formal action was taken.

Board Roles & Responsibilities (Self-Managed)

The Board reviewed current operational roles following transition to a self-managed structure. Responsibilities were acknowledged and will continue to be refined as needed.