



**CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION
NOTICE OF BOARD MEETING & AGENDA**

Date: August 12th | **Time:** 6:45 PM | **Location:** 1786 NW 124th Way, Pembroke Pines, FL 33028

Virtual Attendance: Google Meet: <https://meet.google.com/ojz-dceu-veh> | Dial-In: (US) +1 401-889-4134 | PIN: 710 327 999#

AGENDA

1. Call to Order

2. Roll Call / Establish Quorum

3. Approval of June 29, 2026 Board Meeting Minutes

4. Board Governance & Officer Responsibilities — VP-led review of officer roles and Board responsibilities under the Association Bylaws.

5. President's Report — self-management operations, community matters, gate sticker sensor status, and beehive/legal invoice follow-up.

6. New Business — 2026 Annual Meeting date/timeline/notices/counsel; audit/review process; website renewal; committee volunteers; VP credit card access, including authorization, spending controls, and documentation.

7. Treasurer's Report — financial report; payment plans; delinquency notices; foreclosure status; rent collection; security deposit refund status.

8. Committee Reports

9. Adjournment — Homeowner Q&A may begin once the meeting is adjourned.

Notice: This agenda identifies the items scheduled for Board consideration.

Participation: Association members may attend and speak on agenda items under adopted meeting procedures.
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