

Windermere/Tree Gardens SND Meeting

Thursday, May 29, 2025

3 pm

Lauderhill City Hall- MPRs

Meeting Called to Order: Julie Boukhari

Time: 3:08 pm

Roll Call

Chair Michelle Ali	Present
Lisema Sinord	Present
Maureen Hamilton	Absent
Kelly McLean	Absent
Diandra Duhaney Brooks	Absent
Gustavo Tosti	Absent
Adelle Alfred	Present

Also in Attendance from the City: Julie Boukhari, Chief Celetti, Daniel Keester-O'Mills, Martin Cala, Ruslet Baronvil, Sean Henderson (Zoom), Sally Agosto, Trisha Soman (Property Manager)

A motion to approve the minutes from the 12/2/2024 meeting was made by Adelle Alfred; the motion was seconded by Chair Michelle Ali.

Roll Call

Chair Michelle Ali	Yes
Lisema Sinord	Yes
Adelle Alfred	Yes

The motion passed 3-0.

The next item on the agenda is the ongoing parking situation throughout the SND. The Board has previously discussed with the City's Reps & Windermere HOA the need to secure more parking spaces before proceeding with the necessary repairs/upgrades to the Guardhouse/Gate System Infrastructure. City Engineer Martin Cala provides additional background regarding the parking situation since the SND's inception; it is also noted that the Tree Gardens HOA agreed to turn over the parking spaces located just to the north of the Guardhouse; Windermere HOA can assign those spaces to their residents & install signage indicating the assignment of spaces if they wish. Windermere HOA advises that these spaces help, however, they are just a dent in the total number of more spaces necessary to resolve their parking situation. Windermere HOA advises that they need to secure the CRA's lot adjacent to the Lauderhill Housing Authority's Offices & then assign all the parking spots at the same time to their residents. CRA Director,

Sean Henderson, is amenable to this option. While the City's previous Administration would have required the SND or HOA to obtain Engineering Documents & go to bid on the project, Sean Henderson advises that he believes the job can be completed in house (with City staff). He requests that the Engineering Dept Reps provide a mark-up/site map of the property converted to parking spaces with the specs if possible & then Public Works Director Chief Celetti can provide the approximate project cost to be completed in house- if agreed upon by Mr. Henderson, the City will proceed. Afterwards, a new Lease Agreement between the CRA & Windermere HOA can be drafted. The City will keep the SND & HOA posted on the progress.

Following the parking discussion, the next item on the agenda is a discussion regarding tree trimming throughout the property. There have been a few reports of unmaintained trees that are becoming a hazard. The SND Board currently has approximately \$72,000 available in their budget. Also looped into this discussion is confirmation that the roof of the Guardhouse has been repaired & painted. Chief Celetti advises that the A/C is currently not functioning in the Guardhouse, & it is beyond repair. It would need to be replaced. With these matters being discussed, Chair Michelle Ali makes a motion to approve proceeding with the tree trimming throughout the SND & requests that the A/C in the Guardhouse is tabled to the next meeting since the Guardhouse is currently unmanned; Lisema Sinord seconds this motion.

Roll Call

Chair Michelle Ali	Yes
Lisema Sinord	Yes
Adelle Alfred	Yes

The motion passed 3-0. The City's Public Works Dept will secure a vendor to provide tree trimming services for the nuisance trees throughout the SND.

The last item on the agenda is a discussion regarding Fiscal Year 2026's Budget; the SND Board is aware that they are still paying off (2) loans so they need to assess themselves the maximum assessment. Chair Michelle Ali makes a motion for the Windermere/Tree Gardens SND's FY 2026 Assessment for \$500 + 2 mils; Adelle Alfred seconds this motion.

Roll Call

Chair Michelle Ali	Yes
Lisema Sinord	Yes
Adelle Alfred	Yes

During Communications, Chair Michelle Ali reports that on the Tree Gardens side of the SND, they are having a major issue with illegal dumping. Staff Liaison Julie Boukhari advises that this will be reported to the Lauderhill Police Dept & request extra watches to hopefully remedy the situation. The meeting was adjourned at 3:47 pm by Adelle Alfred.

JMB