

Committee/Department Team:	<p style="text-align: center;"> Las Vistas In Inverrary Board of Directors Meeting Minutes May 4, 2026 Recreation Hall – Clubhouse 3533 Inverrary Drive Lauderhill, FL 33319 </p>
Prepared by:	Lillian Tai (owner F207) on behalf of Emily Sudine-Wynter (Treasurer of the Board)
Board Members Present:	Pam Carter, Dwight Hinkson, Terry James, Ivy Marsh, and Michael Theodore
On Zoom:	Harvey Anderson, Jeane Johnson, Deanne Samuels, Eleanor Thompson and Barbara Welffisch
Absent:	Judith Allwood, Alfred Belisle, Denise Glass, Evette Tillie and Emily Sudine-Wynter

	Opportunity to Improve Findings / Conclusion	Recommendation / Action	Measurable Improvement Achieved / Maintained FOLLOW-UP
Call To order	President – Dwight Hinkson called the meeting to order at 7:44 pm. He apologized for the late start due to an IT set back.		Achieved
Roll Call	Yes. Verified by a roll call done by Dwight.		Achieved
Read New Board members	Dwight invited the following new board members, Jan Lowery, for building "H", and Lacell Porter for building "L" to come forward to take seats at the head of the table.		Achieved
Proof of notice/Wavier	Dwight confirmed notice proof/waiver.		Achieved
Approval of minutes	<p>Dwight requested approval of minutes that were included in each board member's package.</p> <ul style="list-style-type: none"> • Michael Theodore voiced he had some concerns. Dwight invited him to the podium. Michael stated there are some issues that were brought up in the meeting that is not stated in the minutes, for example he and Alfred were appointed to a committee, it's not in the minutes, he made a request for it to be added on the agenda and in checking it's not being added. Also, the Secretary resigned in September, and no effort has been made to replace her and that too is not on the agenda to seek a replacement. He made a request that these items be added at this time. <p>Dwight stated there's a lot to cover and at this time the agenda remains as is.</p> <p>Dianne said this should be up for a vote by the entire board. Dwight requested a motion.</p> <p>Dianne motion: Keep agenda as is or make a change. Harvey Anderson seconded.</p> <p>Vote taken and resulted in: Amend 5 Keep 8</p> <p>Will be kept as is</p> <ul style="list-style-type: none"> • Proceed with minutes approval <p>Dianne stated the dates of the minutes that are being requested approval for are.</p>	<p><u>BOARD MEMBER CONCERNS TO BE CONSIDERED</u></p> <ul style="list-style-type: none"> • Appointing a Secretary • Michael and Alfred chairing board to appoint a new attorney 	Check

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	<ul style="list-style-type: none"> Dwight responded, the minutes that are in the packages 1/26/26 and 2/22/2026. Michael requested amendment to 2/22/2026 on catwalk project. Dwight responded to the catwalk portion, it was approved at that meeting, so there's no reason for any amendment. Dianne stated her name was incorrectly spelled and would like to see this reflected changed in the next minutes that she requested a point of order, not what is reflected in the present minutes. Next, on page #2 last paragraph: She did not see final 2026 budget and cannot remember voting. Dwight stated this was voted on and packages of the budget along with the new maintenance amount for 2026 went out to all homeowners in December 2025. There was some conversation on this including Dwight stating that if he remembers correctly Dianne was not at this meeting. Dianne requested a copy of the minutes approving the budget. Also, on page #3 Elevator "J" building, second to last paragraph, she would like a copy of status report. Dwight asked for any other correction, hearing none request approval of minutes with corrections to reflect in the next minutes. Dianne, motioned Pam seconded. 	<p><u>BOARD MEMBER CONCERNS TO BE CONSIDERED</u></p> <ul style="list-style-type: none"> Correct spelling of name Dianne needs copy of minutes reflecting approval of budget and a copy of status report on elevator for building "J" 	<p>FOLLOW-UP</p>
Officer's Report	Dwight Tabled		FOLLOW-UP

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	<p><u>COMMITTEES/MEMBERS, VIOLATION UPDATES AND ATTORNEY SELECTION:</u></p> <p>Dwight gave report stating the following committees are:</p> <ul style="list-style-type: none"> • Budget/Financial Committee – Treasurer, Emily Sudine-Winter, Assisting Project Manager, Harvey Anderson, James Smith, Vice President, Pam Carter, President, Dwight Hinkson, Office Manager/Senior Bookkeeper, Wayne Griffin. • Covenant Committee: Mark Blinstraub, Monica • Rules Committee: Shirley Smith, Roy , Janice Heidi • Landscaping & Grounds: Harvey Anderson, Jeane Johnson, Travis James and Heidi Daniel and Evette Tillie • Laundry: Looking for volunteers • Attorney: Alfred Belisle, and Michael Theodore <p>Building and Maintenance: Harvey Anderson and Pierre</p> <p>Looking for volunteers to help them. He suggested having a committee which should include Alfred, Michael and Lacell Porter (new board members).</p> <p>Michael said help is needed on this committee because all contracts should be vetted before being taken to the board for approval. He voiced that his time is very valuable, therefore he's going to be very selective as to which committee he's going to chair.</p> <p>Dianne requested description of responsibilities for these committee to be drawn out and sent to the board for approval to keep a correct flow of everyone's duty and responsibility.</p> <p>Dwight stated he will have this done and send it to the board members by the end of next week.</p>	<p><u>BOARD MEMBER CONCERNS TO BE CONSIDERED</u></p> <ul style="list-style-type: none"> • Building Maintenance Committee to be formed • Volunteers for Laundry Committee • Duties and Responsibilities for each committee made and approved 	<p><u>FOLLOW-UP</u></p>

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	<p>Vice President - Pam Carter stated it is very difficult to find volunteers for the various committee. No one wants to do anything or even come to the board meeting.</p> <p>Jeane Johnson stated she did some investigation on the pool, gave the report to Harvey and nothing was done about it.</p> <p>Eleanor Thompson said she listened and heard all committees mentioned, but she did not hear anything about a Financial Committee which is important and should not be tied in with the Budget Committee, and neither should any of these personnel be on both committee. She requested the President make a check on this and establish two separate committees.</p> <p>Michael stated a committee should be formed for Property management. Dwight stated he will add these committees to the next agenda.</p> <p>VIOLATION UPDATES: Dwight reported -</p> <p>R205 - In the hand of the attorney, waiting on her response</p> <p>R402 – Nonrenewal of lease, attorney advised, already moved</p> <p>F209 – With attorney. Grand-daughter and son should have moved out, but they are still there. Attorney isn't doing anything.</p> <p>H310 – Attorney is holding for court order/ Going to try and evict.</p> <p>Eleanor advised she spoke to the attorney and she's doing her job</p> <p>Deanne report:</p> <p>J101 - Deanne advised she sent an email out with regards to a violation of a box on the recycle bin, not broken down, just sitting there, she said her concern was that the name on the box was an employee of Las Vistas</p> <p>J410 – Deanne said today there was another box on the recycle bin from a different unit owner. She says rules committee sent letters to these owners with regards to recycling, she had a sign on all the recycle bins, these signs were removed and put on the bulletin board, she</p>		

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	<p>advised that she take offence to a referral of an email that was sent to her with regards to talking to her owners on this matter.</p> <p>ATTORNEY SELECTION: Dwight advised board need to start looking into securing a new attorney, because she's not working on behalf of the organization.</p> <p>Michael said to terminate an attorney the organization need to have a specific reason why services is being terminated. Contract needs to be looked at and violations of contract need to be specific. He said he requested a copy of the attorney's contract and none was given or sent to him. A host of information needs to be looked at before making such decision. He said he and Alfred cannot proceed with information.</p> <p>Dwight apologized and said he will get this information to them as quickly as possible.</p>		

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Vice President Report	<p><u>EXPLORING NEW LAS VISTAS LOGO AND NEW INVERRARY UPDATES</u></p> <p>New Logo: Pam advised she's exploring new Las Vistas Logo from the general community.</p> <p>New Inverrary Updates: Pam stated Denise Glass was appointed by President, Dwight Hinkson to represent Las Vistas at these meetings. She said she along with some other owners has been attending these meetings, she encouraged all to sign and approve the project because it will be beneficial to the entire Inverrary Community.</p> <p>Dwight gave an overview of his entire understanding of the entire project and stated that by Inverrary Association doing this, it will give an opportunity for the entire community. He encouraged all to keep up-to-date on this project by going to website: www.newinverrary.com</p> <p>Speed Humps: Pam reported that a few owners have been to the office requesting these in order to alleviate the speed that some are going in the community, we have to remember this is an adult community and we have to go at the required speed limit for us to be safe.</p> <p>Pam requested help with interviewing new owners and rentals.</p> <p>Some discussions were held on this and specific requests were made to have these meetings on a specific date and time each month in order for all to participate. Zoom meetings were also requested.</p> <p>Dwight advised these meetings will be held always on the Monday before (prior) to the board meetings.</p>	Pending	FOLLOW-UP

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Treasurer's Report	<p><u>FINANCIAL REPORT AND 2025 AUDITED FINANCIAL STATUS</u></p> <p>Tabled – Treasurer, Emily Sudine-Winter Excused, due to death in her family.</p> <p>Dwight advised compilation report is on the website up to March 2026</p> <p>At this time Dwight was advised by IT that the zoom time was running out and he then stated the meeting has been going on for a little over two (2) hours, therefore he will call a special meeting before 5/14/2026 to complete the agenda.</p> <p>Meeting adjourned at 9:44 pm and Zoom deleted.</p>	Tabled	FOLLOW-UP

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