

**BOARD OF DIRECTORS MEETING
LAMBDA SOUTH INC.
FORT LAUDERDALE, FLORIDA**

MONDAY, JUNE 12, 2006, 7:00 P.M.

MINUTES

Call to Order

The meeting was called to order promptly at 7:00 p.m. by Allan D, who led the group in the Serenity Prayer.

Roll Call

John F. were absent. The other board members were present.

Approval of Minutes—May 8 Board Meeting

Bill W. motioned and Matt G. seconded that the board accept the minutes. The motion was approved.

Reports

President: Allan D. had no report.

Vice President: Bill W. had no report.

Treasurer: Matt G. presented the financial statements and announced that we were ahead year-to-year on cash flow. Mark W. motioned and Jack K. seconded that the board accept the financial statements. The motion was approved.

Assistant Treasurer: George presented the rent roll and noted several delinquencies (see New Business, No. 7).

Secretary: Mark W. had no report.

Fundraising Chair. Jack K. announced that he had spoken at the Broward Professional Group and a member pledged a \$500 donation if matched by another member. Jack also believes Pride Mortgage will donate \$500 and he will be speaking at SAGE in September to solicit donations and bequests.

Membership Chair. John F. was absent.

Operations Chair. Don W. had no report.

Building Manager. Art M. reported that the cigar shop owner had complained about a homeless person who had been seen in the breezeway and probably entered through Lambda. It was decided that if we continue to have a problem with this Art should file a police report.

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Old Business

1. Cleaning service. Art has not been able to get in touch with the cleaning service. Everyone agrees that the cleaning is not as good as it was when this company was hired a year ago and that we may need to find another service. We also still need to cancel the extra service of filling the paper products. Allan suggested Art speak to Shawn Amerfeld of Cleaning with a Meaning for a competitive quote.
2. Sales tax from soda machine. Tabled until George has more information from our accountant.
3. Signs in clubhouse. Still need sign for "No Bicycles" and "Service animals Only." Matt said he'd order.
4. Dumpster sharing. Done.
5. Mug wall shelf. Art still has this on his "to do" list. He was unsure exactly where we wanted to move this. Matt said he'd show him after the meeting.
6. Past Presidents Luncheon. Bill announced that the cost of this successful event came in under budget.
7. Push bar on exit door to the patio. No further action to be taken on this proposal at this time.
8. Directors' Insurance policy renewal. Done.
9. June Lambda Lines deadline. Done.
10. Florida Roundup 2007. Jack motioned and Matt seconded to accept a fee of \$500 for FRU committees to hold their meetings as proposed at the previous board meeting. The motion was accepted.

New Business

1. July Lambda Lines deadline. June 27
2. By-laws change regarding election of at-large directors. George suggested that rather than electing four at-large positions and then having the President assign them to positions they may not be qualified for and/or not motivated to perform, that we elect members for the specific positions of building manager, operations director, membership chair, and fundraising chair. This was tabled pending further research.
3. Anniversary dinner. Bill announced that this is scheduled for September 17. He is gathering info from potential venues.
4. Mortgage refinancing. Allan noted that at our recent luncheon, a past president suggested that we consider refinancing our mortgage for an amount sufficient to undertake all the capital improvements to the clubhouse that we have on our long-term Wish List. The board discussed this but no consensus was reached.
5. Coffee service. Another suggestion from the Past Presidents luncheon was to eliminate the "free" coffee service or increase rents to cover the cost of it. This was discussed at length. It was noted that according to our by-laws, members of Lambda are entitled to free coffee (hence the "mug wall"). The board reached a consensus that we should continue to provide coffee. No consensus was reached on whether rents should be raised. Since non-members are supposed to pay \$.25 for coffee but may be unaware of this, Mark

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motioned we install a lockbox near the coffee machine with signage sufficient to insure that those helping themselves to a cup of Joe understand that if they aren't members they're supposed to pay for it. Matt seconded the motion and it was approved. Matt agreed to undertake the project of installing a lockbox near the coffee machine with a durable sign that reads: COFFEE 25¢ (MEMBERS: FREE)

6. Mortgage payments. Allan suggested that with our cash flowing, this might be a good opportunity to make additional mortgage principal payments in accordance with our approved budget. Art disagreed, feeling that we should hold onto the cash in case of emergency. In response, it was noted that (1) we have prudent reserve to handle emergencies, and (2) the board had already voted, in approving the budget, to make additional principal payments. Bill made a motion to make a \$3,000 principal-only mortgage payment immediately. The motion was seconded by Matt and approved with Art voting "no."
7. Rent delinquencies. George informed the board that several groups were significantly behind on their rent and that prior written notices had had little effect in persuading them to meet their obligations. There was considerable discussion about how to handle this, with some board members favoring a gentle approach and others taking a harder line. One member noted that allowing any group to "slide" on their rent effectively takes advantage of groups that do pay their rent on time, not to mention Lambda's members, whose dues help support the clubhouse. The board agreed to follow the by-laws' explicit rules for enforcing payment of rent, which requires notices at various time periods followed ultimately by dismissal from the clubhouse.

Adjournment

At 8:28, Jack motioned and Don seconded that the meeting be adjourned. The motion was approved. In closing, the board recited the Serenity Prayer.