



Minutes of August 12, 2025, General Membership Meeting

A video of this meeting is available on the CFLCA YouTube Channel on the CFLCA.org website.

CFLCA President Wm. Bill Brown opened the meeting.

- **New Communication Plan with Police and HOA Presidents**
Captain Deanna Greenlaw announced a new communication plan to streamline information sharing between the police chief and HOA presidents. Bi-monthly meetings will be held for each police district, allowing presidents to receive first-hand information and submit questions in advance for a timely response. This aims to tighten up communication and provide direct access to the police chief.
- **Proposed Code Amendments – Unified Land Development Regulations (ULDR)** Jim Hetzel from Development Services presented proposed amendments to the Unified Land Development Regulations (ULDR) to align with state law. The law requires quasi-judicial applications to be completed in 180 days and non-quasi-judicial in 120 days. Key changes include shortening the city commission's review period from 30 to seven business days, requiring preliminary meetings, and introducing a new denial process for applications that fail to meet requirements in a timely manner. A community meeting is scheduled for Thursday, August 28th, at 6:30 PM. The slide presentation is posted on the CFLCA Website
- **Public Engagement in the Budget Process via 'Balancing Act' Tool**
Laura Reese, Director of the Office of Management and Budget, presented the 'Balancing Act,' an online budget simulation tool for public engagement. It allows residents to interact with the proposed budget, understand revenues and expenditures, and provide feedback on service level changes.

- **Broward County Convention Center Expansion and Hotel** - A major concern was raised about severe traffic congestion and parking difficulties during large events, citing an hour-and-a-half exit time from the existing garage which empties into a single lane. The gridlock on 17th Street is a known nightmare.
- **Bylaw Changes** The bylaw changes were tabled for a future meeting.
- **Charter Update**
Jim Concannon reported that the Charter Revision Board's community outreach program has been halted by the City Commission. The board is now seeking guidance from the commission on how to proceed with both the outreach and the charter revisions. The revision process is complex, involving legal reviews and precise wording, especially since ballot referendums are limited to 70 words. A board representative, Mary Peloquin, is scheduled to present to the commission on September 3rd to seek clear direction.
- **P3 Ordinance Proposal**
Marilyn Mammano provided an update on the P3 ordinance rewrite. After a lengthy process, a second draft proposal is now ready and will be discussed at the conference meeting on August 19th. The committee's progress was previously delayed for over a year due to changes in state law. The current strategy is to attend the August 19th meeting to listen and gather information, which will enable them to provide meaningful feedback. Marilyn noted that while the new draft shows progress, it still lacks the desired level of transparency.
- **Treasurer's Report**
The current financial balance is \$5,530. A reminder was issued for annual membership payments and sponsorships.
- **Approval of Minutes**
The minutes from the May meeting were formally approved.
- **North Broward Health District Millage Rate**
Dr. Jean Jacques Rajter raised a concern regarding the North Broward Health District's millage rate of 1.326, which is approximately 50% higher than the South Broward Health District's rate of 0.0937. The member questioned the district's expenditures, particularly on real estate, especially when the local hospital is reportedly half-empty. They proposed that the council advocate for a reduction in the millage rate.

Signed Suzi Burstein 8-12-2025