

Boca Heights Property Owners Association, Inc. Tudor Woods

**Minutes to Board of Directors Meeting
Wednesday, APRIL 21, 2010 @ 7:00pm
Loggers Run Community Middle School
11584 Palmetto Park Road
Boca Raton FL, 33428**

Quorum (Quorum Established)

Board Members:

Bill Darling	Present
PJ Dombrowski	Present
Jon Atwood	Present
Tammie Zimbrick	Present
Edith Spinner	Present
Veronica Castellano	Absent

Also Present:

CV Property Management, LLC:

Joan Burres / LCAM
Jack Jaiven

- I. The meeting was called to order at 7:05pm by Bill Darling.
- II. March 17, 2010 Minutes were unanimously approved as submitted.
- III. Financial Report:
 - a. Jack presented the following financial reports:
 - i. Profit & Loss Statement 3 months ended March 31, 2010
 - ii. Balance Sheet as of March 31, 2010
 - iii. List of Accounts past due over \$100.00 as of April 30, 2010 - CV Property Management continues to work with the Association's attorney to collect past due bills.
 - iv. \$5,500 will be transferred to the Bank Atlantic Reserve bank account for the 1st quarter
- IV. Management report
 - a. Property Manger presented the Management report
- V. Old Business
 - a. Sprinkler system
 - i. Pump Repairs are complete
 - ii. Leaderscape has begun their contract for monthly wet checks. Numerous repairs have been made to the sprinkler heads and leaks found in the pipes
 - b. Homeowner violations
 - i. Inspections have been completed on the following streets:
 1. MCW
 2. MCE
 3. Goss Lane

- 4. Markham Way
 - 5. N. Sandalfoot
 - c. Pool Bathrooms
 - i. Repairs have been completed at the Pool Bathrooms
 - d. Pool house and deck painting
 - i. Board approved A to Z Painting's bid for the following work"
 - 1. Clubhouse floor \$280.00
 - 2. Pool Deck \$975.00
 - 3. Clubhouse walls, trim and ceiling \$975.00
 - ii. Paint selections are to be made by the Board at their special meeting on May 5, 2010
- VI. New Business
 - a. Pool Furniture
 - i. Board approved up to \$500.00 for additional lounge chairs and chairs for the pool deck
 - b. Stump Removal at Basket Ball Court
 - i. Board approved Nick Allen to remove stumps and stump grind for \$250.00
 - c. Police Event in Park
 - i. Bill received from PSI Accident/Crime Scene Cleanup for \$800.00 for sanitizing the park area. CV Property Management refused the bill and is trying to negotiate a more reasonable price.
 - ii. At the advice from police and crime scene clean up, it was decided to remove the picnic table.
 - d. Landscaping
 - i. Board requested Manager to get prices for Bougainvillea shrubs
 - ii. Additional bid needed for fertilization and White Fly treatments
 - iii. Bids needed for Mulch at Ficus along St. Andrews

X _____
Secretary

All Approved Minutes are available at Management Office.