

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING,
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11584 PALMETTO PARK ROAD, BOCA RATON FL, 33428
THURSDAY, APRIL 19, 2012 @ 7:00PM**

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Board Members:

Jon Atwood	Present	PJ Dombrowski	Absent
Veronica Castellano	Present	Tammie Zimbrick	Present
Dan Culberson	Present		

(Board Quorum Established)

Also Present: CV Property Management, LLC: Bob Dolson, LCAM, PCAM

- I. Call to Order at 7:03 pm by President Jon Atwood.
- II. Reading of the Minutes of March 28, 2012 by Veronica; motion by Jon to approve the Minutes as read, seconded and carried unanimously.
- III. Management and Financial Report by Bob Dolson.
 - A. Delinquencies stand at \$133,383; about 9 months of revenue.
 - B. Demand for Payment Notice posted at 11156 Goss Lane.
 - C. Jon Atwood, Jack Jaiven & Bob Dolson met with Attorney Brian Goldwyn to discuss options to correct Violations and Jack & Bob met with Alliance on the same subject.

Direction to Property Manager: To obtain, from Alliance, detailed description of the foreclosure process with Alliance advancing associated costs, including how far in advance the owner will be notified, and detailing the disbursement of monies collected, and presented to the Board as a contract that will be approved by a special meeting of the Board. The goal being to move forward with foreclosure on the 19 recommended units.

- D. ARC Application for 11154 Sacco Drive to replace roof denied because the application is incomplete as it lacks the trim and house color description. Request the unit owner to resubmit the application to include the missing information.

Motion by Veronica: Terminate the Janitorial services of Nick Allen and enter into a contract with Glow Janitorial for \$375 per month to comply with the Janitorial Scope of Work, as submitted, effective as soon as practical. Carried unanimously.

Motion by Veronica: Remove and stump grind the dead pine tree that is on common property in front of 11077 Sacco Drive for a sum of \$600 through either Boca Tree or another arborist. Carried unanimously.

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- E. The pool service was changed from Boca Pool to Lennon Pool for the sum of \$300 per month for three visits per week. There are numerous repairs that have to be made on both the vac-pac equipment and the electrical components that are there. Repairs will be worked on before the next pool inspection.

IV. Open discussion.

The next regularly scheduled meetings will be Thursday, May 17, 2012; followed by June 21, 2012.

Meeting adjourned 9:10 pm by President Atwood

X _____

Secretary

All Approved Minutes are available at Management Office.