

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF ROAD, BOCA RATON, FL 33428
THURSDAY, APRIL 17, 2014**

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Board Members:

Nick Allen	Present	Richard Millet	Present
Luis Alvez	Absent	Matt Tupper	Present
Veronica Castellano	Present	Tammie Zimbrick	Present
Dan Culberson	Present		

(Board Quorum Established)

Also Present: Bob Dolson, Property Manager

- I. Meeting Called to Order at 7:07 pm by President Nick Allen.
- II. Reading of the March 20, 2014 minutes, approved unanimously.
- III. Financial Report by Bob Dolson.
 - a. Alliance collected a total of \$1,379 in March. Delinquencies totaled \$92,201 of which \$80,193 is over 90 days old.
- IV. Management Report
 - a. Access Control System is installed and access cards mailed to all unit owners'
 - b. Phase II of the Lighting Project is in the permit stage.
- V. ARC Application
22917 Sandalfoot, replace doors and windows; approved
- VI. Discussion about rental properties.

Motion by Nick: Solicit a legal opinion from the attorney as to how the association can amend their documents to restrict rental properties and follow the law. The primary objective is to limit the percentage on rental units. Approved unanimously.

The Property Manager was directed to solicit quotes to create some additional parking areas on Model Circle East and Model Circle West.

The Property Manager was directed to email the 2002 "Truck Amendment" to the board for future discussion.

Motion by Veronica: Holiday lights may be displayed from the 3rd week of November through February 1; Easter lights may be displayed for 2 weeks; Halloween lights may be displayed from October 1 through the 1st week of November. Carried 3 to 2.

- VII. The next meeting is scheduled for May 15, 2014 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton. Meeting adjourned 10:02 PM.

X _____
Secretary