

Boca Heights Property Owners Association, Inc.
Tudor Woods
Monthly Meeting
Wednesday, April 20, 2011 @ 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	Absent
Jon Atwood	Present
Veronica Castellano	Present
Tammie Zimbrick	Present
Edith Spinner	Present

Also Present:

CV Property Management, LLC:
Bob Dolson / LCAM

- I. Call to Order at 7:00 pm by President Bill Darling.
- II. Reading of the Minutes by Veronica. Jon Atwood indicated that PJ prepared the complete newsletter alone, did a great job, and that should be reflected in the Minutes. Motion by Bill Darling to approve the Minutes with the changes, seconded and passed unanimously.
- III. Financial discussion.
 - a. Jack has suggested that we pay off between \$30,000 and \$40,000 of the road overlay loan. The Board declined the option of prepaying any of the road overlay loan.
 - b. Discussion about the suggested foreclosure list resulted in a request for Alliance to present a detailed proposal to the Board with an Alliance representative available to answer questions from the Board.
 - c. Discussion of A/P, Bob to ask Ruben to explain the additional charges for the website.
 - d. Request Jack to review leases to see why some have only \$500 security deposit.
- IV. Management Report by Bob Dolson.
 - a. Old ARC Applications presented to Board.
 - b. No electrical or lighting work done.

- c. Leaderscape inspected the irrigation system and performed minor repairs. The Board instructed the fence to be removed and replaced with plants. Proposal for irrigation to properly irrigate hedge will be presented next month.
- d. Proposal presented to the Board from Irrigation Design Group to research what can be done to improve the Tudor Woods Lake levels and overall irrigation plan for \$3,700. The Board expressed no interest in this proposal. Bob asked to contact Commissioner Aaronson's office for help.
- e. No signage replaced. Board asked for the stained 15 MPH sign to be replaced.

Motion by Jon: Remove the fence by the basketball court if the price is within the property managers' guidelines. If the price is higher than the property managers' guidelines then Bob will email the Board for a decision. Carried unanimously.

Fence Paint Color Concept: Fence color will be dark brown bordering walkways, park, and the front ponds; fence colors between homes must be in compliance with the paint colors of the homes to be chosen on an individual basis. The specific dark brown will be selected and recommended for the next Board meeting.

Board Appointment: The Board asked Dan Culberson, a regular attendee at Board meetings, if he would like to serve on the Board. Dan affirmed that he would. Dan was asked to step out of the room. The Board discussed his candidacy and voted unanimously to appoint Dan to the vacant Board position. Dan was invited back in the room and welcomed.

Welcome to:

Daniel Culberson
dculberson3960@bellsouth.net
11211 Sacco Drive
561-218-3960

V. Meeting Adjourned by Bill at 8:24 pm.

X _____
Secretary

All Approved Minutes are available at Management Office.