

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – RECONVENED ANNUAL MEETING
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428
THURSDAY, FEBRUARY 21, 2013**

Page 1 of 4

Board Members:

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

(Board Quorum Established, Membership Quorum Established)

Also Present: CV Property Management, LLC: Bob Dolson

- I. The previously Annual Meeting on January 17, 2013 was adjourned because of the lack of a quorum. The Reconvened Annual Meeting was called to Order at 7:01 pm by Property Manager Dolson. A sufficient number of proxies were received and members present for a quorum.
- II. The Members in attendance were solicited for nominations for the Board. There were none.

Motion by Jon: To direct the Acting Secretary, for the proxies received directed to be voted by the Secretary, to vote “Yes” for the amendment and to vote “For” the five nominated directors. Carried unanimously.

VOTING RESULTS

Directors: All five nominated directors were elected, specifically Jon Atwood, Veronica Castellano, Dan Culberson, PJ Dombrowski, Tammie Zimbrick.

Amendment: As per Article XIII Section 3 as recorded July 2, 1999 the Declaration of Covenants, Conditions and Restrictions may be amended, modified or altered by (1) approval of a majority of the Board of Directors, together with (2) approval of a majority of those members present in person or by limited proxy at any regular or special members' meeting where a quorum has been attained.

1. Approval by the board. The Board unanimously voted in favor of the amendment at the October 18, 2012 Monthly Meeting.
2. The majority of “For” votes at a meeting with a quorum of the Members present in person or by proxy at a meeting. A quorum is defined as one-tenth (1/10) of the voting Membership (By-Laws dated February 20, 1981, Article III, Section 4). The amendment carried with 16 “For” votes and 14 “Against” votes.

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Page 2 of 4

The amendment language is as follows:

Amend Article III, Declaration of Covenants, Conditions, and Restrictions as follows:

(Deletions indicated by ~~strikeout~~, additions by underlining)

Lots or Units. In the event any Lot Owner or Unit Owner fails to maintain his Lot and/or Unit in accordance with this Declaration of Covenants, Conditions and Restrictions and Florida Statutes as amended from time to time, and shall continue to fail to do so for a period of ten (10) days after written request by the Association to so maintain his Lot and/or Unit, or otherwise comply with any provision of Article X hereof, the Association shall have the right, but not the duty, to do one (1) of the following:

- a. Enter upon such Lot and/or Unit and perform any maintenance or act which should have been performed by the Lot Owner or Unit Owner, and any expense incurred by the Association in connection with such performance shall be assessed against the Lot Owner or Unit Owner.

- b. ~~Assess a fine in the amount of Fifty Dollars (\$50.00) should a Lot Owner or Unit Owner fail to perform any maintenance or act which should have been performed by the Lot Owner or Unit Owner. However, said fine cannot be imposed upon a Lot Owner or Unit owner until the following notice has been provided by the Association.~~ in the amount of \$100.00 per violation per day against a Lot Owner or Unit Owner or each day of a continuing violation, with a single notice and opportunity for hearing, except that each, respective fine may not exceed \$1,000.00 in the aggregate. A fine for \$1,000.00 may become a lien against the Unit. In any action to recover a fine, the Association is entitled to reasonable attorneys' fees and costs as the prevailing party.

A fine may not be imposed without at least fourteen (14) days' notice to the person sought to be fined and an opportunity for a hearing before a committee of at least three members appointed by the Board, who are not officers, directors, or employees of the Association, or spouse, child, or parent of the same.

If the committee, by majority vote, approves the proposed fine, the Association must provide written notice of such fine by mail or hand delivery to the Lot Owner or Unit Owner, and if applicable, to any tenant residing in the Unit.

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Page 3 of 4

- ~~1. Written notice forwarded by U.S. Mail or posted on the premises informing the Lot Owner or Unit Owner of the specific violation and requiring ten (10) days to remedy the violation; AND~~
- ~~2. Written notice forwarded by U.S. Certified Mail informing the Lot Owner or Unit Owner of his failure to comply with the first written notice and granting said owner thirty (30) days of his receipt of the written demand to remedy the violation.~~

~~Any Lot Owner or Unit Owner may appeal a fine assessed pursuant to this article (Article III) by giving notice, within thirty days (30) of receipt of written notice from the Association that a fine has been assessed against the Lot Owner or Unit Owner. The notice must be in writing and forwarded directly to the Board of Directors. Such appeal shall be heard by the Board of Directors at the next scheduled meeting, other than the Annual Meeting, and be decided by a majority vote by those members of the Board of Directors present.~~

~~e. The Association may assess additional fines in the amount of Fifty Dollars (\$50.00) for every thirty (30) days that passes without compliance with the written demand. Such additional fines may be assessed without prior written notice. However, notice must be forwarded to the Lot Owner or Unit Owner once an additional fine has been assessed.~~

The Association shall have a lien for any such Assessment, as well as any interest or expenses associated therewith, and may take such action to collect such Assessment or foreclose said lien, all as in the case of any other Assessment pursuant to Article VII of this Declaration.

- III. The Members were asked if anyone had any comments or wished to speak. There was no response.
- IV. Property Manager Dolson called for a motion to adjourn the Annual Meeting.

Motion by Nick Allen: To adjourn the Annual Meeting.

- V. Hearing no objections to the voice vote the Annual Meeting was adjourned at 7:17 pm. An Organizational Meeting to be called immediately following the Annual Meeting

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Page 4 of 4

Organizational Meeting

Board Members:

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

Also Present: CV Property Management, LLC: Bob Dolson

Property Manager Bob Dolson called the Organizational Meeting to order at 7:18 pm for the purpose of electing officers for 2013. The Board expressed a preference to not have a secret ballot and to leave the existing officers in place.

Motion by Jon Atwood: Move to have the present officers remain in the officer positions they presently hold. Jon Atwood, President. PJ Dombrowski, Vice President. Veronica Castellano, Secretary. Tammie Zimbrick, Treasurer. Carried unanimously.

The Organization Meeting was adjourned at 7:22 pm.

X _____
Secretary