

# **Boca Heights Property Owners Association, Inc. Tudor Woods**

**Association Annual Meeting  
Wednesday, January 19, 2011 @ 7:00pm  
Loggers Run Community Middle School  
11584 Palmetto Park Road  
Boca Raton FL, 33428**

Quorum (Quorum Established)

Board Members:

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

Also Present:

CV Property Management, LLC:

Bob Dolson / LCAM  
Jack Jaiven / CPA  
Ben Schachter / LCAM

- I. Call to Order at 7:02pm by P J Dombrowski, acting as Meeting Chairperson
- II. Verification of Proxies and Mail-In Ballots by Bob Dolson:
  - a. No Quorum was established due to the presence of less than 10% of members entitled to vote plus proxies entitled to vote.
  - b. Jon, PJ, Veronica, Tammie, and Edith all agreed to stay on The Board for another year. PJ will contact Bill Darling to confirm he will also continue to serve.
- III. Reading of the Minutes by Veronica Castellano. PJ made a Motion to approve the Minutes, seconded by Jon Atwood and passed unanimously.
- IV. Financial Report by Jack Jaiven
  - a. Discussion regarding a proposed \$20,000.00 increase in the Allowance for Doubtful Accounts. Jon Requested that Jack discuss this matter with Bill prior to increasing the Allowance.
  - b. There has been a complaint by a unit owner that a tenant in an adjacent unit has been setting off fireworks and parking vehicles at night on other unit owners' lawns. CVPM has not been able to make contact with the unit. The Board requested Bob visit this unit and try to determine the status. Based on the results of Bob's visit the Board will evaluate the situation.

## V. Management Report by Bob Dolson.

- a. Landscaping issues from prior meeting addressed.
- b. Outdoor electric lighting was repaired and many components updated.
- c. The glass lenses on the high-hats at the pool were replaced.
- d. We are using high efficiency, cost effective bulbs.
- e. Landscaping was done along Judge Winikoff.
- f. Sherwin Williams has offered residents a 25% discount off of certain products.
- g. A wet-check was performed on the irrigation system by Leaderscape. Various repairs were conducted. A fertilization program began in November. At the park certain plants were removed as necessary for the fence repair.
- h. 3 fence repair quotes were presented to the BOD.
  - i. PJ motioned to proceed with Proposals from Robinson Grading for \$1,100 and Picket Fence for \$3,141.81, seconded by Jon and approved unanimously.
  - ii. The BOD decided to proceed with a fichus hedge to replace the damaged hedges. There is no charge for the portion of hedge damaged by FPL, \$400 for the portion not damaged by FPL.
  - iii. All items above to be paid through the Swimming Pool Reserve.
  - iv. P J motioned to approve renewal of the Association's contract with Bonnie Towing and include ALL directors and Bob Dolson as Authorized Parties to initiate towing. Tammie seconded the motion and it was unanimously approved.
- i. PJ motioned to proceed with Prestige Pools' proposal to resurface the pool for \$7,025 plus a 10% contingency the cost of which to be distributed from the Pool Reserve. The motion was seconded by Tammie Zimbrick and unanimously approved.
- j. Motion to approve Tom's Welding proposal to pull out and remove the iron bridge (which is what leads to the weir) for \$350 by P J, seconded by Veronica and unanimously approved.
- k. Add an item to the agenda for next month to discuss paint colors and damaged and paint-chipped driveways.
- l. PJ motioned that the Board approve \$50 fines for each unresolved violation and then continue with monthly \$50 fines for each additional 30-day period the violation remains unresolved up to a maximum of \$1,000 per violation in accordance with the Association's documents. The motion was seconded by Jon and unanimously approved.
- m. At the request of the Board Bob asked a commercial company to test the pool water chemistry. The chemistry was within the Florida Statute 64e guidelines.

## VI. New Business

- a. Tammie's List of Concerns

- i. The water levels in the lakes are very low. Bob was asked to call the county to see if we can turn on a pump to get more water into the lake, perhaps from The Water Management District.
- ii. Nick Allen was supposed to take care of the light on the entrance board. It is not lighted and we need to have it repaired.
- iii. CVPM to request estimates from Nick as well as 2 painting contractors to paint the speed bumps on a periodic basis and repaint the stripes at the park. In the future we can discuss repairing the speed bumps, but for now we'll just repaint them.
- iv. 11120 South Terradas has a truck on the side of the house. It is a white van and he has bi-fold doors on the lawn.
- v. The Board discussed certain issues raised by Tammie relating to children that vandalize Association property.
- vi. The BOD requested further discussion of certain ARC and Commercial Vehicle issues at next month's meeting.

VII. Resident Requests

- a. Brian Helbling, owner at 11190 Sacco Drive is looking for his 3-4 ARC Approval Files. We will review the documents submitted from Brian and e-mail results to Brian @ [Brian\\_helbling@hotmail.com](mailto:Brian_helbling@hotmail.com).
- b. 954-232-6426 Mr. Frank. To call him when the Minutes from all 2010 meetings are posted on the Tudor Woods website. 22894 Markham Way (wife's name is Schneider).
- c. 22819 North Sandalfoot Boulevard. Mr. Nettboy. 954-263-4407. He is looking for ARC Approval from 2-4 years ago for pebbles on the lawn for landscaping.

VIII. Meeting Adjourned by PJ Dombrowski at 8:38pm.

X \_\_\_\_\_  
Secretary

All Approved Minutes are available at Management Office.