

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

**Association Board Meeting  
Wednesday, June 16, 2010 @ 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	Present
Jon Atwood	Present
Veronica Castellano	Absent
Tammie Zimbrick	Present
Edith Spinner	Present

**Also Present:**

**CV Property Management, LLC:**

Orlando Pereira / LCAM  
Ben G. Schachter / LCAM

- I. Call To Order @ 7:06pm by Bill.
- II. Reading of last month's Meeting Minutes by PJ. Jon asked that we amend the Minutes to reflect that Tudor Woods does NOT need a new shepherd's hook at the pool area\_ only extra life rings. Bill moved to approve the Minutes, seconded by Jon and unanimously passed.
- III. Presentation by Evan Phillips from Alliance Community Association Solutions.
  - a. Board Discussion on Alliance.
  - b. The Board asked CVPM to further investigate the company with The Better Business Bureau and other professional references. We should find out more about the principals (owners).
  - c. Bill made a motion that, subject to CVPM receiving favorable results from its investigation, ~~the~~ the Association should formally engage Alliance, at which time the Association would turn over selected significantly delinquent accounts to Alliance, as approved by Bill Darling, and CVPM would send a letter to all Homeowners advising them of the change in the Association's collection procedures. The motion ~~was~~ seconded by Jon and approved by a 4-1 vote with Edith dissenting.
- IV. Introduction of Orlando Pereira.
- V. Management Report
  - a. CVPM was asked to provide a list of names and addresses, of all KNOWN rentals inside of Tudor Woods.
  - b. The new fence is not installed strongly enough and it should be determined whether it can be reinforced for stability.
  - c. Orlando addressed his areas for concern in the community including:
    - i. Overgrown trees
    - ii. Bugs by the pool area, which were already treated
    - iii. Basketball court cracks

d. Bill moved to approve the presented Pest Control Contract, seconded by Tammie and unanimously approved.

VI. New Business

- a. Paint colors were NOT approved and the Board will continue to discuss color options.
- b. The following motion was made by Jon, seconded by Tammie and unanimously approved: **Resolution:** "That the Association's Workers Compensation policy cover all current and future Board members as well as any other individuals whom the Board approves to serve as volunteers for the Association."

VII. Meeting Adjournment by Bill at 8:58pm.

Note: CVPM to provide LARGER signage at the front entrance to indicate the next meeting time/date. CVPM should bring full hard copies of the Management Report each month for each Board Member.

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

All Approved Minutes are available at Management Office.