

**Boca Heights Property Owners Association, Inc.**  
**Tudor Woods**  
**Monthly Meeting**  
**Wednesday, June 15, 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	Present
Jon Atwood	Absent
Veronica Castellano	Absent
Tammie Zimbrick	Present
Edith Spinner	Present
Dan Culberson	Present

Also Present:

CV Property Management, LLC:  
Bob Dolson / LCAM

- I. Call to Order at 7:10 pm by President Bill Darling.
  - II. Reading of the Minutes by PJ. Motion by Bill Darling to approve the Minutes correcting the spelling of Tammie, carried unanimously.
  - III. Financial Report.
    - a. The Board determined that a new appraisal of the Association's property for property insurance purposes was not necessary..
  - IV. Managers Report.
    - a. A letter from the unit owner at 11155 Sacco Drive was presented to the board. It was critical of the Manager's performance & requested unit correspondence history. History has been requested from CV Property Management corporate office. Bob will reply.
    - b. A letter from the unit owner at the intersection of Sandalfoot and Sacco requested his fence be left natural and not be included in the staining project. Since natural is not an approved color choice, the Board made no motion in favor of the request.
    - c. Pool equipment fence.
- Motion** by Bill: Repair the pool equipment fence as proposed by Allen Custom Millwork for \$340, carried unanimously.
- d. Fence Stain Proposals.

**Motion** by Bill Darling: Accept Garabar's proposal to clean and stain approximately 2670 linear feet of wooden fence as described in the Request for Proposal for a sum of \$4,825 and to limit the repair to the wooden fence to a maximum of \$1,650, carried unanimously.

- e. Illuminated flagpole proposal. The board chose not to make a motion on the flagpole at this time.
- f. Janitorial Scope of Work. Because Jon asked for this item to be placed on the agenda Bob was asked to include it on next month's agenda.

**Motion to Adjourn** by Bill: 8:35 PM.

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

All Approved Minutes are available at Management Office.