

BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING
11197 MODEL CIRCLE WEST, BOCA RATON, FL 33428
THURSDAY, JUNE 20, 2013

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Board Members:

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

(Board Quorum Established)

Also Present: Bob Dolson, CV Property Management, LLC

- I. Meeting Called to Order at 7:07 pm by President Jon Atwood.
- II. Minutes of the May 16, 2013 meeting approved unanimously.
- III. Financial Report by Bob Dolson.
Alliance collected a total of \$2,488 in May. Delinquencies decreased to a total of \$100,042 through May, 2013.
- IV. Management Report
 - A. Pole light on Markham Way between the lakes was repaired. There was a defective circuit breaker and bus bar that was repaired.
 - B. Broken irrigation index valve at the west lake repaired.
 - C. Lakes are very full due to the recent rain.

The Board directed Bob to solicit bids for spraying the pool deck with a herbicide to prevent weed growth.

- D. Proposal from Tropical Growers to replace the entire hedge along Judge Winikoff; proposal from Nick to replace a portion of the hedge.

The Board directed Bob to solicit competitive bids for hedge replacement as well as illustrations of various plant types.

- E. Picnic tables and grill are on order and should arrive within the next two weeks.
- F. Glider swing damaged and replacement ordered. However no glider swing on the market is suitable for a commercial application.
- G. Roadway lighting project is in the permit process with Bella Power.
- H. Seventy violation notices were mailed.
- V. Open discussion with unit owners.

Motion by PJ: Construct a concrete walkway across the swale from the walkway at the northwest intersection of Sacco Drive and Sandalfoot at a cost of about \$450. Carried unanimously.

- VI. ARC application approved to paint 11223 Model Circle West.
- VII. Next meeting scheduled for 7:00 PM, July 18, 2013 at 11197 Model Circle West.
- VIII. Meeting adjourned 8:26 pm.

signed _____

Secretary