

Boca Heights Property Owners Association, Inc. Tudor Woods

Association Board Meeting
Wednesday, May 19, 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	Not Present
Jon Atwood	Present
Veronica Castellano	Present
Tammie Zimbrick	Present
Edith Spinner	Present

Also Present:

CV Property Management, LLC:

Joan Burres / LCAM
Ben G. Schachter / LCAM

- I. Call To Order @ 7:00pm by Bill Darling.
- II. Reading of the Minutes by Veronica Castellano. Jon made Motion to approve the Minutes, seconded by Tammie and passed unanimously.
- III. Management Report by Joan Burres. Jon suggested that we purchase extra life rings for the pool area and keep them in the storage area as future back-up. We should also purchase a rescue hook for the pool area.
 - a. Bill moved to spend \$200 on flowers for the pool area, seconded by Jon and passed unanimously.
 - b. The Board wants CVPM to contact Code Enforcement about old trucks parked outside the community in the back.
 - c. Veronica moved to double-board the North Terradas fence, seconded by Tammie and passed unanimously.
 - d. Veronica made a Motion to approve Nick Allen's \$1,900 proposal to repair the fence at the basketball court. Motion was, seconded by Jon and passed unanimously.
- IV. Financial Report not discussed - Board Members were provided copy to review.
- V. Maintenance Report
 - a. Bill instructed CVPM to add 3 NO PARKING SIGNS, 2 on Model Circle West and 1 on Model Circle East.
- VI. New Business
 - a. Tammie's Concerns
 - i. Board would like to schedule painting speed bumps every few months so they are continuously maintained. Bill suggested that Joan obtain quote for this work as well as for painting the parking spots along the park using reflective paint.

- ii. 11203 Model Circle West: The homeowner is parking in the backyard. They need to be told to REMOVE the pavers/bricks, which are in violation.
 - iii. On Markham where the gates are on the end of the streets, water drains are very dirty and full of “nasty stuff.” It was concluded that drain cleaning is the responsibility of Palm Beach County.
 - b. Joan briefly discussed the design and paint approval process and explained the paint colors and options that are pre-approved for the residents to select from.
 - c. Jon prepared a Newsletter that CVPM will be mailing which will include notification of the Special Meeting on June 2, 2010 @ 7pm to discuss paint colors.
- VII. Meeting Adjournment by Bill at 8:42pm.

X _____
Secretary

All Approved Minutes are available at Management Office.