

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY BOARD MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428
THURSDAY, MAY 21, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Present	Richard Millet, Not Present
Veronica Castellano, Not Present	Matt Tupper, Present
Dan Culberson, Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

- I. Business Meeting Called to Order at 7:05 pm by Vice President Tammie Zimbrick.
- II. Reading of the April 16, 2015 Board meeting minutes by Dan, approved unanimously.
- III. Financial Report for April 2015 was emailed to the board members.
- IV. Alliance report – Alliance collected a total of \$ 526.74 for April 2015, also a report from Tucker and Tighe was provided to the board.
- V. Manager Report

Motion by Tammie to approve the installation of 3 new signs slow down children at play to be installed in the community, Kathy seconded all in favor, motion carried unanimously.

Motion by Matt to appoint Jon Atwood to the Fine Committee and to replace Kathy Miller, seconded by Tammie, all in favor, motion carried unanimously

Board instructed Manager to get additional estimate to replace bulletin board at the community entrance.

Estimates for new landscaping and speed humps, installation of new cameras by the community entrance bulletin board were tabled.

22888 Markham Way - ARC application was approved to re-landscape entire yard. Removal and replacement of driveway, reinstallation of irrigation system. Installation of new plant materials, installation of patio cover and garden shed, installation of back patio and barbecue, removal and replacement of wood fence.

The next board meeting is scheduled for June 18, 2015 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton, 7:00 pm.

Meeting adjourned at 8:55 PM

Secretary

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY BOARD MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428
THURSDAY, JUNE 18, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Present	Richard Millet, Present
Veronica Castellano, Present	Matt Tupper, Present
Dan Culberson, Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

- I. Business Meeting Called to Order at 7:03 pm by President Veronica Castellano.
- II. Reading of the May 21, 2015 Board meeting minutes by Dan, approved unanimously.
- III. Financial Report for May 2015 was presented to the board members.
- IV. Alliance report – Alliance report from Tucker and Tighe reports were provided to the board.
- V. Manager Report

Motion by Veronica to approve the installation of new signs for the park, one for no parking for common area and 3 slow down children at play signs to be installed in the community, Kathy seconded all in favor, motion carried unanimously.

Motion by Veronica to approve the replacement of a new bulletin board at the entrance of the community to be installed by Kurt Schaefer company subject to Mr. Schaefer to provide his company license and his company insurance information to the property management company, Tammie seconded all in favor, motion carried unanimously.

Estimates for new speed bumps were tabled.

The next board meeting is scheduled for July 16, 2015 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton, 7:00 pm.

Meeting adjourned at 8:50 PM

Secretary

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY BOARD MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428
THURSDAY, JULY 16, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Not Present	Richard Millet, Present
Veronica Castellano, Present	Matt Tupper, Present
Dan Culberson, Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

- I. Business Meeting Called to Order at 7:06 pm by President Veronica Castellano.
- II. Reading of the June 18, 2015 Board meeting minutes by Dan, approved unanimously.
- III. Financial Report for June 2015 was presented to the board members.
- IV. Alliance report – Alliance report from Tucker and Tighe reports were provided to the board.
- V. Manager Report

A group of homeowners that were present at the meeting expressed concerns regarding teenagers that hang out at the pool/playground area after dark, vandalism at the pool/playground area.

The board discussed the possibility to hire Palm Beach Deputies to conduct details for the community, to police the streets in the community, pool/playground area and be able to issue citations for speeders and violators. The association had an agreement in place with Palm Beach Sheriff's office for traffic control for the community.

Motion by Veronica to hire Palm Beach Sheriff's Deputies for 8 weeks schedule for expenditure up to \$2,520.00, Tammie seconded all in favor, motion carried unanimously.

The next board meeting is scheduled for September 17, 2015 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton, 7:00 pm.

No meeting scheduled for the month of August.

Meeting adjourned at 8:38 PM

Secretary

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS –SPECIAL BOARD MEETING
CRIME PREVENTION
PLAYGROUND – PARK
22970 SANDALFOOT BLVD, BOCA RATON, FL 33428
THURSDAY, AUGUST 20, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Present	Richard Millet, not Present
Veronica Castellano, Present	Matt Tupper, not Present
Dan Culberson, Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

Business Meeting Called to Order at 7:05 pm by President Veronica and she welcome the residents for attending Crime Prevention special meeting. Italian ice refreshments were provided to the residents in attendance, printing material was distributed to the residents by the Palm Beach Sheriff's office deputies following by a Crime Prevention presentation for the community.

Motion by Veronica to install no trespassing signs within the community, Tammie seconded all in favor, motion carried unanimously.

Meeting adjourned at 9:00 PM

Secretary

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY BOARD MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428
THURSDAY, SEPTEMBER 17, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Present	Richard Millet, Present
Veronica Castellano, Present	Matt Tupper, Not Present
Dan Culberson, Not Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

- I. Business Meeting Called to Order at 7:05 pm by President Veronica Castellano.
- II. Reading of the July 16 2015 Board meeting minutes and August 20, 2015 Special Board Meeting was read by Dan, approved unanimously.
- III. Financial Report for August 2015 was presented to the board members.
- IV. Alliance report – Alliance report from Tucker and Tighe reports were provided to the board.
- V. Manager Report

Motion by Kathy to accept a proposal from Asphalt Restoration Technology Systems to re- paint all the existing yellow speed humps in the community, seconded by Tammie, all in favor, motion carried unanimously.

Motion by Veronica to go forward to have the HOA attorney file for foreclosure for 22882 Markham Way, seconded by Tammie, Richard abstain from voting, , motion carried.

Motion by Veronica to ask the HOA attorney to send a final demand letter for payment before filing for foreclosure for 22846 N. Sandalfoot seconded by Tammie, all in favor, motion carried unanimously.

The board instructed the Manager to contact the HOA Attorney Tucker and Tighe to straight out the consistency of their report.

The next board meeting is scheduled for October 15, 2015 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton, 7:00 pm.

Meeting adjourned at 8:38 PM

Secretary

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY BOARD MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428
THURSDAY OCTOBER 15, 2015**

Board Members:	Kathy Miller, Present
Nicole Campbell, Present	Richard Millet, Present
Veronica Castellano, Present	Matt Tupper, Present
Dan Culberson, Present	Tammie Zimbrick, Present

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Agatha Jenney

- I. Business Meeting Called to Order at 7:06 pm by President Veronica Castellano.
- II. The September 17, 2015 Board meeting minutes was read by Dan, approved with changes unanimously.
- III. Financial Report for September 2015 was presented to the board members.
- IV. Alliance report from Tucker and Tighe reports were provided to the board.
- V. Manager Report

Motion by Veronica to accept the fountain proposal from Cascade Fountains to install a new fountain by the back lake, and to accept the quarterly maintenance for all 4 fountains with Cascade Fountains seconded by Matt, all in favor, motion carried unanimously.

Motion by Veronica to accept a proposal from Cadillac Electric to install a new pole light by ht playground/pool area close to the pool fence seconded by Tammie, all in favor, motion carried unanimously.

Motion by Matt a to send a filing for foreclosure for 22846 N. Sandalfoot seconded by Nicole, all in favor, motion carried unanimously.

Motion by Veronica to approved to increase management hours and to increase the 2016 budget up to 78.00 per month, seconded by Tammie, all in favor, motion carried unanimously.

The next board meeting is scheduled for November 19, 2015 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton, 7:00 pm.

Meeting adjourned at 8:38 PM

Secretary