

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

**Association Regular Board Meeting  
Wednesday, November 17, 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	Absent

Also Present:

CV Property Management, LLC:

Bob Dolson / LCAM

- I Call To Order @ 7:00 pm by Bill Darling. Bob Dolson directed by the Board to not send any violations that are not in the documents; i.e. mail box numbers, holiday lights, hurricane shutters.
- II Reading of the Minutes by PJ Dombrowski. Bill Darling made a Motion to approve the Minutes of October 20, 2010, seconded and passed unanimously.
- III Management Report
  - A. Financial Report by Bob Dolson. Coupon books for 2011 ordered; road resurfacing coupon also ordered and they will run through April, 2012. The Board requested monthly status reports in the future from both the collection agency and the attorney
  - B. Bob Dolson and the Board discussed issues related to ARC Applications. Bob directed to perform a more through screening of ARC Applications. Bob reported on status of electrical lighting, landscaping & fertilization, irrigation, and janitorial. The retention pond weir at the south pond is in poor condition, the iron ramp needs repair, and overgrown vegetation needs to be removed. Bob directed to solicit quotes for repair. Second violation notices mailed; 133 violations to 76 homes. New house colors posted on web site and at pool. PBSO responded to several minors in the park and issued warnings to them. FPL will respond to the damaged hedge along the east side of the park. The Board directed Bob to further negotiate with FPL, have the east line surveyed, and obtain fence quotes. Conflicting pool signage removed and wall painted to match. Bob directed to get competitive quotes to resurface the pool; funding to be from the Pool Reserves.
  - C. Resident Appreciation Drawing conducted and won by 11071 N Terradas Lane.

IV Old Business

- A. Discussion of Paint Colors. Motion by Bill Darling: Sherwin Williams Almond Tree is the approved fence color. Motion carried 3 to 1, Jon Atwood dissenting. However, the color will not be implemented until further discussion. Bob directed to talk to Sherwin Williams about a community-wide program and how we could supply fence paint to homeowners.
- B. Discussion of motorcycle on porch, violation should be issued.
- C. The Board Discussed driveway extensions and parking trays and determined there is a need to redraft and reevaluate the driveway and parking tray guidelines. In all likelihood what is in place will probably be allowed to remain and rely on strong enforcement in the future.
- D. The Board expressed dissatisfaction with the operation of the time clocks for both the fountains and lights at the east and west ponds.
- E. The Board noted that several of the hi-hat lights at the pool house were missing covers and would like them repaired.

V Meeting Adjourned by Bill at 9:12pm.

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

All Approved Minutes are available at Management Office.