

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING MINUTES
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428
THURSDAY, NOVEMBER 21, 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 and Jack Jaiven from CV Property Management, LLC
Anthony Marotta from Allied Property Management

- I. Meeting Called to Order at 7:07 pm by President Jon Atwood.
- II. Minutes of the October 17, 2013 meeting read and approved unanimously.
- III. Introduction of Anthony from Allied Property Management as the proposed successor management company to CV Property Management effective January 1, 2014.

Motion by Jon: Consent to transition to Allied Property Management as successor Management Company to CV Property Management. Motion carried unanimously.

- IV. Financial and Management Report by Bob Dolson.
 - A. Alliance collected a total of \$7,919 in October. Delinquencies totaled \$96,130 of which \$13,000 are violation fines.
 - B. Irrigation is operating properly.
 - C. Landscaping: US Lawns scheduled to start on December 1.

Motion by Tammie: Approve the proposal from Glow Janitorial for janitorial service for \$425 per month and for policing the community for debris for \$450 per month. Motion carried unanimously.

Motion by Jon: Approve the proposal from TEM Systems to install an access control system and CC/TV system at the pool with an 8 channel DVR rather than 4 channel for \$7,638 plus room cleanup for about \$1,300. Motion carried unanimously.

- D. Lake fountains are operating properly.
- E. Additional roadway lighting proposal tabled until late spring to reevaluate reserve funds and the Associations financial position.

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- F. Fine Committee. The Board appointed Stephen Frank, Robert Gonzales, and Kathleen Miller to the Fine Committee.

- V. ARC Applications.
 - A. 11120 S. Terradas. Application to install trash can vegetative screen on the east side of the house approved.
 - B. 11070 Sacco Drive. Application for painting approved.
 - C. 22917 Sandalfoot Blvd, driveway widening approved.
 - D. 22983 Sandalfoot Blvd, install 2 sections of fence approved.

- VI. Next meeting scheduled for 7:00 PM, January 16, 2014 at Loggers Run Middle School.

- VII. Meeting adjourned 9:07 pm.

Signed _____

Secretary