

**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, OCTOBER 17, 2013**

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Board Members:

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

(Board Quorum Established)

Also Present: Jack Jaiven and Bob Dolson from CV Property Management, LLC  
Lester Dupuis and Jack Toft-Nielsen from TDSunshine Property Management

- I. Meeting Called to Order at 7:10 pm by President Jon Atwood.
- II. Minutes of the September 17, 2013 meeting read and approved unanimously.
- III. Financial Report by Jack Jaiven.
  - A. Introduction of Lester from TDSunshine as the proposed successor management company to CV Property Management effective January 1, 2014.
- IV. Management Report by Bob Dolson.
  - A. Budget for 2014.

**Motion by Jon: Approve TDSunshine Property Management as successor Management Company to CV Property Management. Motion carried unanimously.**

- B. Discussion of P&L, Balance Sheet and Receivables.

**Motion by PJ: Approve 2014 Budget increasing the monthly assessment by 5% to \$71.98. Motion carried unanimously.**

- A. Alliance collected a total of \$1,644 in September. Delinquencies totaled \$99,975 of which \$16,000 are violation fines.
- B. Minor electrical repairs at Association owned 11197 Model Circle West.
- C. Irrigation is operating properly.
- D. Landscaping.

**Motion by Jon: Approve US Lawns as the new landscape vendor for \$27,000 per year as outlined on their proposal to include 36 cuts per year. Motion carried unanimously.**

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- E. Bob directed to get a proposal to install an additional 8 light poles for consideration by the Board at the November meeting.
  - F. Lake fountains are operating properly.
- V. ARC Applications.
- A. 11120 S. Terradas. Application to install trash can vegetative screen in front of front window denied. Suggest to the unit owner to locate the screen on the east side of the house and not in front of front windows.
- VI. Next meeting scheduled for 7:00 PM, November 21, 2013 at Loggers Run Middle School.
- VII. Meeting adjourned 8:45 pm.

Signed \_\_\_\_\_

Secretary