

**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, SEPTEMBER 19, 2013**

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Board Members:

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

(Board Quorum Established)

Also Present: Bob Dolson, CV Property Management, LLC

- I. Meeting Called to Order at 7:00 pm by President Jon Atwood.
- II. Minutes of the July 19, 2013 meeting read and approved unanimously.
- III. Financial Report by Bob Dolson.
Alliance collected a total of \$8,814 in July and August. Delinquencies totaled \$100,199 of which \$17,000 are violation fines.
- IV. Management Report by Bob Dolson.
 - A. Minor electrical repairs at Association owned 11197 Model Circle West.
 - B. Irrigation is operating properly.
 - C. Landscaping. Bob directed to get competitive bids for the 2014 landscape contract.
 - D. Lakes are full and fountains are operating properly.

Motion: Approve Five Star Sealing & Paving to re-sealcoat Markham Way and all walkways and line-stripe those areas at no charge to the association. Approve an additional \$5,800 for resealing the remainder of the community and approve \$1,550 for all other line-stripping. Approved unanimously.

- E. The charcoal grill and tables are installed and the picnic area is being utilized.
- F. Pool bulletin board replaced. Because of vandalism at the pool Bob directed to get quotes on cameras, and access control at the pool. Also, quotes to repair the deck and rest room doors. The proposal from Hometown Pest Control for weed treatment on the pool deck and sand areas was tabled to try to reduce the size of the sand areas to reduce cost.
- G. Phase I of the Roadway Lighting Project is complete. Bob directed to get additional quotes for additional lighting in the community.

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- H. Violation discussion. We have three volunteers for the Fine Committee. Bob will set up documents for the Fine Committee and distribute to them.
- V. ARC Applications.
 - A. 22835 N. Sandalfoot; Parking Tray. Application denied. Direct the unit owner to relocate parking tray adjacent to the roadway.
 - B. 11076 Sacco Drive; Re-stain driveway. Application approved.
- VI. Next meeting scheduled for 7:00 PM, October 17, 2013 at Loggers Run Middle School.
- VII. Meeting adjourned 8:45 pm.

signed _____

Secretary