

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – ANNUAL MEETING  
GLADES PRESBYTERIAN CHURCH  
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428  
THURSDAY, MARCH 17, 2016**

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Board Members:

Nicole Campbell, Present

Kathy Miller, Present

Dan Culberson, Present

Richard Millet, Present

Tammie Zimbrick, Present

Jon Atwood, Present

(Board Quorum Established)

Also Present: Allied Property Management Group, Inc.: Agatha Jenney and Anthony Marotta.

I. Meeting was called to order at 7:05pm by Tammie Zimbrick.

II. The January 21, 2016 Board minutes, February 18, 2016 Board meeting minutes, February 18, 2016 Organizational meeting minutes and February 26, 2016 Special Board meeting minutes were approved unanimously.

III. Financial report was presented to the board.

IV. Manager report and Tucker & Tighe report was provided to the Board.

Richard Millet made a motion to accept proposal of March 9, 2016 from Cadillac Electric for \$240.00 to replace 8 LED flood light bulbs for the existing flood lights around the pool house building, Dan seconded, all in favor, motion passed.

Jon Atwood made a motion to accept proposal of March 3, 2016 from Cadillac Electric for \$225.00 to replace broken light fixture at the entrance sign with a LED flood light fixture, Tammie seconded, all in favor, motion passed.

Tammie Zimbrick made a motion to accept proposal from Cadillac Electric of March 2, 2016 for \$450.00 to replace 10 high hats at the pool house entrance with LED retrofit high hat fixtures, Kathy seconded, all in favor, motion passed

Tammie asked the Property Manager to get additional information and to get a revised quote from Cadillac Electric to replace flood light fixture at the peak of the pool house on the east side of the building.

Even flow irrigation monthly maintenance agreement was signed by Tammie.

Agatha to get quote to trim trees in front of neighborhood in preparation for hurricane season.

Anthony to get recommendation from attorney regarding scuba lessons and bounce houses.

The board requested to compare Signs of Progress proposal 3/1/16 \$3598.70 to the 2/18/16 proposal (DOT signs). Also the board requested to obtain another quote from another signs company.

Richard Millet made a motion to accept contract with Security Providers of Florida for community security service and towing, for minimum of 2 times a week and for 3 hours per each visit, Jon seconded, all in favor, motion passed.

Security Providers of Florida schedule for  
Monday-Thursday (rotating days of week)  
9pm-1am (rotating hours scheduled)  
Parking rules made for security company to issue violations

- 4 tires on road
- parking on common areas or grass
- after 2 stickers are issued, car can be towed
- no commercial vehicles

Kathy Miller made a motion to accept Asher & Company subsidiary of US lawns proposal #2913 for \$350 trimming of palms and removal of Queen Palm by pool, seconded by Jon. All in favor, the motion passed.

Kathy Miller made a motion to purchase Knox box part #3261 for \$308, seconded by Tammie. All in favor, the motion passed.

Boca Heights vs. Mr. Hoa. Tammie made a motion to approve \$300-\$400 for Tucker & Tighe to hire another attorney to testify that Tucker & Tighe's fees are reasonable. This fee will be recovered for the association, Richie seconded. All in favor, motion passed.

Tammie made a motion to have Tucker and Tighe send a letter to address all the violations for property located at 11128 S Terrades Lane which is owned by the bank, Richie seconded, all in favor, the motion passed.

Tammie made a motion to approve \$131.00 for Tucker and Tighe to monitor bank foreclosure for Autry-22834 Markham, Richie seconded. All in favor, the motion passed.

The board asked to have Tucker and Tighe to monitor the status of this property Daly-22882 and to follow up on and get more info. No action taken from the board at this time.

Alliance recommendation to have the association foreclosed on the following properties: 11176 S Terradas, 11112 Sacco Drive, 11142 Goss lane. No action taken from the board at this time.

Meeting was adjourned at 9:45 pm .

The next Board Meeting is scheduled for April 21, 2016 at 7 pm.

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Secretary

