

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – BOARD MEETING  
GLADES PRESBYTERIAN CHURCH  
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428  
THURSDAY, JUNE 16, 2016**

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Board Members:

Nicole Campbell, Present

Tammie Zimbrick, Present

Kathy Miller, Present

Jon Atwood, Present

Dan Culberson, Present

Richard Millet, Present

(Board Quorum Established)

Present at the meeting, Agatha Jenney, from Allied Property Management Group.

- I. Meeting was called to order at 7:00 pm by Tammie Zimbrick.
- II. Lynn Smith, from Security Providers of Florida presented to the board the parking violation report there was a discussion how the parking violation have been addressed in the community by the security guards.
- II. Minutes of May 19, 2016 board meeting were approved unanimously.
- III. Financial Report was provided to the Board, the board voted to allocated the reserve interests of \$251.08 to the reserve accounts.

Board had question why the security deposits did not match the balance sheet, the board asked to have the accounting dept working on security deposit reconciliation and ask to found out when it will be done. It was requested to send letter requesting security deposit for those units with no deposit on records.

Jon requested aged owner balances to be sorted from high to low balance rather than by street address.

IV. Manager Report was provided to the Board.

A motion was made by Kathy Miller to accept proposal #4354 from US Lawns for \$171.50 to install new plants at the entrance in front of the bulletin board, seconded by Dan Culberson, all in favor, motion passed.

Tammie Zimbrick made a motion to accept proposal from eFaucets for \$84.60 to order push button bubbler to repair water fountain, seconded by Kathy Miller, all in favor, motion passed.

The board decided not to invest in heavy duty accessible swings at the moment and to make sure to remove the swing set chains so kids don't flip them over the bars.

Tammie Zimbrick made motion to to accept offer of \$200/month plus maintenance during foreclosure process for Autry, 22834 Markham Way, Richie seconded. All in favor, motion passed.

A letter from Dynamic group was reviewed for 11126 Sacco Dr. Tammie made a motion to give owner 14 days to clear both violations or fines will stick. Richie seconded, all in favor. Motion passed.

Board needed to have check with HOA attorney if a new writ of possession for 11169 S Terradas can be done at no cost to the association since the first one was for the wrong tenants. Will follow up with Anthony.

The board had discussion to allow 2 different colors for front doors and garage doors.

Board to give the homeowner that painted the brick red color without approval until the end of month to repaint.

The board instructed the Property Manager to check with HOA attorney regarding building products being demolished on empty by the pool house and possible health hazards.

Board instructed Property Manager to get a quote for 2nd speed bump to be installed on the back corner of Sacco Drive.

-Property Manager to check for new cork board and lighting for message board.

-Agatha to get quote for "discrete" signs regarding parking and sprinklers on common areas.

-Agatha to check with water department regarding low water levels in the lakes

-Agatha to get new password for the camera system

-Agatha required to cc: board on all responses to homeowners.

-Agatha to request Ruben to add a disclaimer under the contractor reference on the website so the board is not liable.

Kathy Miller made a motion to adjourn, seconded by Tammie Zimbrick and all in favor.

Meeting was adjourned at 9:35 pm

The next Board Meeting is scheduled for August 18 , 2016 at 7 pm.

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Secretary