

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – MONTHLY MEETING  
LOGGERS RUN COMMUNITY MIDDLE SCHOOL  
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428  
THURSDAY, APRIL 18, 2013**

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Board Members:

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

(Board Quorum Established)

Also Present: Bob Dolson, CV Property Management, LLC  
Anthony Vitucci, Bella Power & Light

- I. Meeting Called to Order at 7:08 pm by President Jon Atwood.
- II. Minutes of the February 21, 2013 meeting approved unanimously.  
Note: There was no quorum and no meeting on March 21, 2013.
- III. Roadway lighting discussion facilitated by Anthony Vitucci from Bella Power & Light.
- IV. Financial Report by Bob Dolson.  
Alliance collected a total of \$1,351 in March. Delinquencies decreased to a total of \$106,028 through March, 2013.  
The Association foreclosed on and is the owner of 11197 Model Circle West. We are in the process of evicting the occupants.
- V. Management Report
  - A. Electrical Repairs to two street lights completed.
  - B. The irrigation pump on the west lake was stolen and has been replaced at a cost of \$695.
  - C. Proposal for picnic area in the park area presented to the Board with discussion following.

**Motion by Veronica: Install six palms, 2 anchored picnic tables, one charcoal grill and one trash can in the park/playground area at a cost of about \$2,900; the exact location to be determined by the ad-hoc committee of Jon, PJ, and Veronica from the Board, two residents, and Bob Dolson on Saturday, April 20. Approved unanimously.**

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- D. Eight lounge chairs were replaced at the pool at a cost of about \$800.
- E. Pool coping proposals presented to the Board.

**Motion by Jon:       Accept the proposal from Eagle Painting to seal between the coping and deck, pressure-clean, and paint the coping at a cost of \$630. Approved unanimously.**

- F. Following a discussion of roadway lighting the Board directed Bob to get competitive bids for installing lights at the 11 intersections using LED cobra head type lighting mounted on concrete poles to be presented to the Board at the May meeting.

VI.       Open discussion with unit owners.

VII.      Meeting adjourned 8:53 pm.

X \_\_\_\_\_ Secretary