

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – ANNUAL MEETING  
LOGGERS RUN COMMUNITY MIDDLE SCHOOL  
1 1548 PALMETTO PARK ROAD, BOCA RATON, FL 33428  
THURSDAY, FEBRUARY 20, 2014**

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Board Members:

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

(Board Quorum Established)

Also Present: Allied Property Management, LLC: Anthony Marotta and Bob Dolson

- I. Annual Meeting Call to Order at 7:05 pm by President Jon Atwood. As there appeared to be a quorum established with members present and proxies Jon handed the chair to Bob Dolson to conduct the Annual Meeting and the Vote.
- II. Bob Dolson confirmed that a quorum of members in person and by proxy was present. Kathleen Miller volunteered to oversee the counting of the ballots and proxies. There were no other volunteers.
- III. Bob Dolson announced those members elected to the Board. They are:
  - a. Nick Allen
  - b. Veronica Castellano
  - c. Dan Culberson
  - d. Richard Millet
  - e. Tammie Zimbrick
  - f. Matt Tupper
  - g. Luis Alvez
- IV. Bob Dolson asked if there were any other business the membership wished to conduct prior to adjournment of the annual meeting. Hearing none the Annual Meeting was adjourned at 7:49 PM.

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

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – ORGANIZATIONAL MEETING  
LOGGERS RUN COMMUNITY MIDDLE SCHOOL  
1 1548 PALMETTO PARK ROAD, BOCA RATON, FL 33428  
THURSDAY, FEBRUARY 20, 2014**

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Board Members:

Nick Allen	Present	Richard Millet	Present
Luis Alvez	Present	Matt Tupper	Present
Veronica Castellano	Present	Tammie Zimbrick	Absent
Dan Culberson	Present		

(Board Quorum Established)

Also Present: Allied Management, LLC: Anthony Marotta and Bob Dolson

- I. Bob Dolson called the Organizational Meeting to Order 7:50 PM
- II. Election of Officers was held by secret ballot. The results are:
  - a. President – Nick Allen
  - b. Vice President – Veronica Castellano
  - c. Secretary – Dan Culberson
  - d. Treasurer – Left open pending the acceptance of Tammie Zimbrick at the next meeting.
- III. Bob Dolson asked if there was any additional business to be addressed during the Organizational Meeting prior to adjourning. Hearing none, the meeting was adjourned at 7:54 PM.

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

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – MONTHLY MEETING  
LOGGERS RUN COMMUNITY MIDDLE SCHOOL  
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428  
THURSDAY, FEBRUARY 20, 2014**

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Board Members:

Nick Allen	Present	Richard Millet	Present
Luis Alvez	Left Early	Matt Tupper	Present
Veronica Castellano	Present	Tammie Zimbrick	Absent
Dan Culberson	Present		

(Board Quorum Established)

Also Present: Allied Management, LLC: Anthony Marotta and Bob Dolson

- I. Business Meeting Called to Order at 7:55 pm by President Nick Allen. Director Alvez left early due to personal reasons. Property Manager Bob Dolson advised Mr. Alvez that due to the school being closed the next meeting, on March 20, 2014 at 7:00 PM, will be held at the Glades Presbyterian Church at 21121 Judge Winikoff Road at the intersection of Ponderosa.
- II. Reading of the January 16, 2014 minutes by Dan, approved unanimously.
- III. Financial Report by Bob Dolson  
Alliance collected a total of \$1,786 in January. Delinquencies totaled \$95,988.
- IV. Management Report
  - A. Proposal for landscape improvements presented to the Board. The Board tabled the request until the March meeting.
  - B. Proposal from Hometown Pest Control to treat the pool deck with herbicide at a cost of \$55 per month.

**Motion by Nick: To approved the proposal from Hometown Pest Control for \$55 per month to spray the pool deck with herbicide and cancel that portion of the contract with Glow Janitorial. Approved unanimously.**

The Board directed Bob to try to get a roll-back in the price of the janitorial contract from Glow as they will no longer need to spray the deck once a month.

- V. ARC Applications
  - a. 22835 N. Sandalfoot, install storage shed; approved
  - b. 11163 Sacco Drive, paint house and trim; approved.
  - c. 11134 Sacco Drive, install parking tray: approved.
- VI. The next meeting is scheduled for March 20, 2014 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton. Meeting adjourned 9:10 PM.

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