

Boca Heights Property Owners Association, Inc.
Tudor Woods
Monthly Meeting
Wednesday, February 16, 2011 @ 7:00pm
Loggers Run Community Middle School
11584 Palmetto Park Road
Boca Raton FL, 33428

Quorum (Quorum Established)

Board Members:

Bill Darling	Present
PJ Dombrowski	Present
Jon Atwood	Present
Veronica Castellano	Absent
Tammie Zimbrick	Present
Edith Spinner	Absent

Also Present:

CV Property Management, LLC:

Bob Dolson / LCAM
Jack Jaiven / CPA
Evan Phillips, Alliance

- I. Call to Order at 7:06 pm by President Bill Darling.
- II. Evan Phillips from Alliance addressed the Board and those present.
 - a. Alliance has collected \$4,897 so far, excluding those payments under collection that have gone directly to the management company.
 - b. Alliance is working on 21 accounts.
 - c. Mr. Phillips discussed the lien process and foreclosure process. The advantage of foreclosure is the Association has better control of the unit; it can rent the unit, seek a buyer under a short sale, or push the mortgage holder to foreclose sooner. Alliance requested Board approval to conduct an investigation, inspect specified units they have under collection and determine which ones might be appropriate for foreclosure.

Motion by Bill Darling, "To Authorize Alliance to move ahead with their investigation and inspection of specified units they have been assigned and present a report to the Board," seconded by PJ, approved unanimously.

- III. Reading of the Minutes by PJ, Motion by Bill Darling to approve the Minutes, seconded and passed unanimously.
- IV. Financial Report by Jack Jaiven.
 - a. The Operating Account has approximately \$34,000, the Replacement Reserve Account and Road Assessment Account have a combined total of approximately \$102,000.
 - b. Jack will prepare a report on the status of the Road Assessment for next month.

V. Management Report by Bob Dolson.

- a. Approved ARC Application sent to owner.
- b. No electrical or lighting work done.
- c. Leaderscape inspected the irrigation system and performed minor repairs.
- d. Iron catwalk at the weir at the south pond was removed.
- e. Pool resurfacing completed by Prestige Pool.
- f. Mike Perking from Irrigation Design Group will do a preliminary investigation of our ponds and return with a proposal. The goal is to address and correct the pond levels and irrigation goals.
- g. Stop sign and no parking signs replaced.
- h. Forty-seven 4th violation letters sent out.
- i. Web site has been redesigned and all 2010 meeting minutes posted.
- j. Proposal for motion sensors in rest rooms rejected by Board.

Motion by Bill, to approve the proposal from Cohen Plumbing to replace the toilets in the rest rooms for \$815, seconded by PJ, carried 3 to 1, Jon Atwood opposing.

Motion by PJ, to accept the proposal from Perfect Pavers to lift, level, and install the out-of-level pavers on the pool deck, and then re-sand for \$700, approved unanimously.

Motion by Bill, to approve the proposal from Nick Allen to paint the speed bumps in yellow, and the stop bars and parking at the park in white, for \$1,100, vendor to supply the paint, seconded by Jon, approved unanimously. Nick agreed to complete the job prior to the next meeting.

- k. The fence at 11138 Model Circle East is encroaching on common area. The Board requested Bob to send a letter to the unit owner requiring them to relocate the fence.

VI. New Business.

Motion by PJ, to reassign the delinquent accounts from attorneys Segaul and Stoll to Alliance by the end of the month, seconded by Jon, approved unanimously.

- a. PJ and Bill volunteered to facilitate a working session to draft guidelines for parking extensions, and will communicate via e-mail.
- b. Bill will prepare a newsletter by the end of March.
- c. Request by PJ to place a discussion about paint colors on the agenda for next month.

VII. Meeting Adjourned by Bill at 8:50 pm.

X _____
Secretary

All Approved Minutes are available at Management Office.