

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428
THURSDAY, JANUARY 17, 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: CV Property Management, LLC: Bob Dolson

- I. Annual Meeting Call to Order at 7:08 pm by President Jon Atwood. Jon noted we do not have a quorum with members present and proxies. Jon adjourned the Annual Meeting to reconvene on February 21, 2013 at 7:00 PM at the Loggers Run Middle School.
- II. Business Meeting Call to Order at 7:10 pm by President Atwood.
- III. Reading of the November 15, 2012 minutes by Veronica, approved unanimously.
- IV. Financial Report by Bob Dolson
Alliance collected a total of \$13,598 in November and December; a total of \$88,044 for the year.
Delinquencies decreased by a total of \$1,596 for the year.
- V. Management Report
 - A. The code violation at North Terradas has been resolved less than a \$200 expense to the community. No further action required by the Board.
 - B. White Fly infestation is getting out of hand and the fichus hedges needs to be treated.

Motion by Jon: To approved the white fly treatment proposal from Hometown Pest Control for \$734 and direct the property manager to solicit additional competitive quotes. Approved unanimously.

- VI. Direction to Property Manager to look into the cost of installing a drinking fountain at the pool.

Motion by Tammie: To approve the Addendum to Property Management contract as presented for two years effective December 1, 2012. Carried unanimously.

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Motion by Veronica: To suspend the voting rights of unit members who are more than 60 days late in assessment payments as provided for in the Declaration Article IV, Section I. Carried unanimously.

Motion by Jon: To transfer the funds from Banko Popular to the operating account at BB&T. Carried unanimously.

VII. Direction to Property Manager to exercise more diligence with inspections and violations and also to inspect for excessive parking on grass in the evenings.

The next meeting is the reconvened Annual Meeting scheduled for February 21, 2013. Meeting adjourned at 7:56 pm.

X _____
Secretary