

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING MINUTES
11197 MODEL CIRCLE WEST, BOCA RATON, FL 33428
THURSDAY, JULY 19, 2013**

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Board Members:

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

(Board Quorum Established)

Also Present: Bob Dolson, CV Property Management, LLC

- I. Meeting Called to Order at 7:13 pm by Property Manager Dolson.
- II. Minutes of the June 20, 2013 meeting approved unanimously.
- III. Financial Report by Bob Dolson.
Alliance collected a total of \$5,077 in June. Delinquencies totaled \$104,880, of which \$11,000 are violation fines.
- IV. Management Report.
 - A. Light at the entrance sign replaced.
 - B. Irrigation is operating properly.
 - C. Lakes are very full due to the recent rain.

Motion by Tammie: Approve Allison Services Inc. proposal to remove dead ficus and replace 21 ficus plants along Judge Winikoff Road at a cost of \$600. Once the plants are established the Board will revisit the issue. Carried unanimously. Note: 21 plants are the minimum we would need.

Motion by Jon: Accept the quote from Allison Services for tree trimming to include the park and playground area, along Markham Way, Judge Winikoff Road, and Model Circle East. Carried unanimously.

- D. The charcoal grill and tables are installed and the picnic area is being utilized.
- E. Pool bulletin board replaced.
- F. Roadway lighting project is still in plan review with the County, the approval expected next week.
- G. Negotiations with the roadway sealing company continue.
- H. Violation discussion.
- V. Open discussion with unit owners.
- VI. Next meeting scheduled for 7:00 PM, Sept 19, 2013 at Loggers Run Middle School.
- VII. Meeting adjourned 9:12 pm.

signed _____

Secretary