

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – MONTHLY MEETING  
GLADES PRESBYTERIAN CHURCH  
21121 JUDGE WINIKOFF ROAD, BOCA RATON, FL 33428  
THURSDAY, MARCH 20, 2014**

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Board Members:

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

(Board Quorum Established)

Also Present: Bob Dolson, Property Manager

- I. Meeting Called to Order at 7:07 pm by President Nick Allen.
- II. Reading of the February, 2014 Annual Meeting minutes, Organizational Meeting minutes, and Monthly Meeting minutes, approved unanimously.
- III. No Treasurer was appointed at the Organizational Meeting on February 20, 2014. Tammie Zimbrick volunteered and was appointed unanimously as Treasurer.
- IV. Financial Report by Bob Dolson.

**Motion by Rich Millet: In reference to the Balance Sheet, remove the negative entry of \$108,024 (monies spent from reserves) from the Reserve Account and allocate those expenses to the appropriate expense. Approved unanimously.**

**Motion by Nick Allen: Remove all prior late fees from the ledger of 22870 Markham Way. Approved unanimously.**

**Motion Veronica: Waive \$300 in late fees for 11128 South Terradas provided there are no more missed or late payments between now and December 31, 2014. Approved unanimously.**

- V. Alliance collected a total of \$2,434 in February. Delinquencies totaled \$94,657.
- VI. Management Report

**Motion Nick: The Management Company will have the authority to approve all rental applications that have no criminal history reported in their background check. Any application with a background check indicating criminal history will be referred to the Board. Approved unanimously.**

**Motion Nick: Approval proposal from U.S.Lawns for \$1,318.50 for improvements to the main entrance along Judge Winikoff. Approved unanimously.**

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- A. Permits for the Access Control System have been released by the county and the project has started. Completion expected in mid-April.

**Motion by Rich Millet: To approved the proposal from Bella Power & Light to install an additional 8 concrete poles and LED lights for a sum of \$39,800 to be funded from the Boca Heights operating account. Approved unanimously.**

**Motion Nick: Approve the list of 11 units in violation of the documents to be sent to the Fine Committee for resolution. Approved unanimously.**

- VII. ARC Application  
11161 S. Terradas, paint house and trim; approved
- VIII. The next meeting is scheduled for April 17, 2014 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton. Meeting adjourned 8:59 PM.

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