

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING,
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11584 PALMETTO PARK ROAD, BOCA RATON FL, 33428
THURSDAY, MAY 17, 2012 @ 7:00PM**

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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: Jack Jaiven, Bob Dolson

- I. Call to Order at 7:03 pm by President Jon Atwood.
- II. Reading of the Minutes of April 19, 2012 by PJ; motion by Jon to approve the Minutes as read, seconded and carried unanimously.
- III. Financial Report by Jack Jaiven.
 - A. April, 2012 Delinquencies increased to \$138,211
 - B. The Road Assessment is complete as of April, 1012 leaving revenue in excess of \$37,000 in that account. Near the end of the year the Board should make a decision as to how to allocate those funds.
 - C. As requested, the collection process used by Alliance was distributed to the Board.

Motion by PJ: If Attorney Goldwyn has no objection to the contract amendment with Alliance to move forward with the contract and proposal to begin the foreclosure process on the delinquent units on the recommended list; carried unanimously.

- IV. Management Report by Bob Dolson.

Motion by Tammie: Perform electrical repairs on the south lake fountain controls for \$650 and inspect the south lake fountains for \$300 with the goal of getting both fountains operational; approved unanimously.

Motion by Veronica: Approval the proposal from Nick Allen to paint and re-sand the pool deck for \$950 after the janitorial company pressure cleans the deck; approved unanimously.

Direction to Property Manager: To solicit proposals to seal coat and restripe and paint speed bumps.

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V. New Business

Direction to Property Manager: To notice 22822 and 22828 Markham Way, the two properties on either side of the fence across the common property, that the fence and gate must be removed. Fifteen days after proper notice have the fence removed.

ARC Application for 22816 Markham Way to replace the roof approved.

The next regularly scheduled meetings will be Thursday, June 21, 2012; followed by July 19, 2012.

Meeting adjourned 8:35 pm by President Atwood

X _____

Secretary

All Approved Minutes are available at Management Office.