

Boca Heights Property Owners Association, Inc.
Tudor Woods
Monthly Meeting
Wednesday, May 18, 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	Present
Tammie Zimbrick	Present
Edith Spinner	Absent
Dan Culberson	Present

Also Present:

CV Property Management, LLC:

Bob Dolson / LCAM
Evan Phillips, Alliance
Steve Martin, Alliance

- I. Call to Order at 7:06 pm by President Bill Darling.
- II. Discussion of 7 proposed foreclosure units by Evan Phillips from Alliance. If a bank is in the process of foreclosure that unit is not a candidate for foreclosure. Alliance has 7 initial candidates for foreclosure. The process can take from 9 months to one and one-half years.

Motion by Bill: Authorize Alliance to proceed with foreclosure or whatever action they think is necessary on the 7 units they recommended; 11142G, 11148S, 22858M, 11240MW, 22870M, 11244MW, and 11109ME; and continue to make recommendations to the Board. Seconded by Jon and carried unanimously.

- III. Reading of the Minutes by PJ. Motion by Bill Darling to approve the Minutes as read, seconded by Tammy and carried unanimously.
- IV. Financial discussion. Jack is in the processes of sending out letters to those property owners renting out units to increase their \$500 security deposit to comply with Association documents.

Motion by Bill: Fence color will be Sherwin-Williams "Buckthorn" solid wood stain. Association will stain all fences bordering walkways, park, the front ponds, and common areas one time only. Bob will notify unit owners of our plans and request all unit owners to repair their fences. If the unit owners do not repair the fences then the Association will repair the fences and bill back the unit owners. Bob will also solicit competitive bids from paint contractors, seconded by PJ, carried unanimously.

V. Management Report by Bob Dolson.

- a. Letter received from Water Utilities indicating they will be installing a temporary pump to recharge the ponds.
- b. Proposal from Leaderscape to expand the irrigation in the park for \$985 presented to the Board for approval.

Motion by Bill: Approve the proposal from Leaderscape to expand the irrigation in the park for \$985, seconded by Jon, approved unanimously.

VI. New Business

- a. Bob instructed to price a flagpole by next meeting.
- b. Bob to instruct Nick to remove all vegetation debris he generates from property the same as any landscape contractor would do. Nick is not to "spread" clippings around the community for Waste Management to pick up.
- c. Discussion of unregistered vehicles in the community and motorcycle riding on sidewalk. Bob to check documents.
- d. Motorcycle should be video recorded if possible.

VII. Meeting Adjourned by Bill at 9:00 pm.

X _____

Secretary

All Approved Minutes are available at Management Office.