

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.**  
**TUDOR WOODS - MONTHLY MEETING**  
**LOGGERS RUN COMMUNITY MIDDLE SCHOOL**  
**1 1584 PALMETTO PARK ROAD, BOCA RATON FL, 33428**  
**WEDNESDAY, OCTOBER 19, 2011 @ 7:00PM**

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Board Members:

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

(Quorum Established)

Also Present: CV Property Management, LLC: Bob Dolson, LCAM, PCAM

- I. Call to Order at 7:09 pm by Vice President PJ Dombrowski.
- II. The Board acknowledges and accepts the resignation of Bill Darling due to his relocation out of state. Although not in attendance the Board thanked him for his years of service. An Organizational Meeting will be conducted immediately after the regularly scheduled meeting for the purpose of electing Board Officers.
- III. Reading of the Minutes of July 10, 2011 by Jon Atwood; motion by Tammie to approve the Minutes as read, seconded by PJ and carried unanimously.
- IV. **Motion** by PJ to approve the two proposals from Leaderscape for treating the white fly infestation along Judge Winikoff Road and to treat the fungal infection of the Fichus hedge along the east boundary of the park for a total of \$990, carried unanimously.
- V. Financial and Management Report by Bob Dolson.
  - a. Analysis of the Road Loan presented to the Board indicating the advantages of pre-payment.

**Motion** by PJ to pre-pay the Road Overlay Loan balance of \$50,700 as of September 30, 2011 utilizing the \$31,000 balance in the Banco Popular ROAD Assessment account and the \$23,572 from Q1 and Q2 and \$11,000 estimated Q3 resulting in an excess of \$14,872 and interest savings approximately \$4,000. Carried unanimously.

- b. Proposed 2012 Budget presented to the Board indicating a 5% increase over 2011 going from \$62.18 per month to \$65.29. With this increase and no unforeseen expenses the Association will probably not have to increase the assessment with the 2013 budget.

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**Motion** by PJ to approve the 2012 proposed budget of \$65.29 per unit, seconded by Jon. A brief discussion followed. The motion was carried unanimously; budget approved. The Board would like the coupon books mailed as quickly as possible making sure there is a “cellophane patch” in the window envelope.

An Organization meeting will immediately follow this meeting. The next regularly scheduled meeting will be November 16, 2011.

**Meeting Adjourned** at 7:40 PM by Vice President PJ Dombrowski.

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**Organizational Meeting Called to Order** at 7:41 PM by Vice President PJ Dombrowski.

The Organizational Meeting was called due to the resignation of Bill Darling as President and from the Board of Directors.

At the request of the members present Property Manager Dolson Chaired the Organizational Meeting. The members present unanimously chose to have an open ballot rather than a closed ballot.

The result of the open ballot is as follows:

President:	Jon Atwood *
Vice President:	PJ Dombrowski
Treasurer:	Tammie Zimbrick *
Secretary:	Veronica Castellano*

\*Signatories

**Organizational Meeting Adjourned** at 7:47 PM by President Atwood.

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

All Approved Minutes are available at Management Office.