

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
TUDOR WOODS – MONTHLY MEETING
LOGGERS RUN COMMUNITY MIDDLE SCHOOL
11548 PALMETTO PARK ROAD, BOCA RATON, FL 33428
THURSDAY, OCTOBER 18, 2012**

Page 1 of 2

Board Members:

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

(Board Quorum Established)

Also Present: CV Property Management, LLC: Bob Dolson

- I. Call to Order at 7:02 pm by President Jon Atwood
- II. Reading of the Sept 20, 2012 minutes by PJ, approved unanimously.
- III. Financial Report by Bob Dolson
Alliance collected \$5,446 last month, a total of \$33,297 for the year.
Delinquencies decreased to a total of \$135,198.
- IV. Management Report
 - A. The Annual Meeting is scheduled for January 17, 2013. All sitting Board Members agreed to be nominated and to serve on the Board again.
 - B. Palm Beach County Code Violation.

Motion by Jon: Approve Pac Surveying to survey the east boundary of Tudor Woods from Judge Winikoff Road to North Terradas Lane for \$1,150 as the first step needed to resolve the Palm Beach County Code Violation of failure to maintain the 25-foot landscape buffer on the east side of the Association. Approved unanimously.

C. Budget.

Motion by PJ: Accept the proposed 2013 Budget totaling \$176,757, as presented representing a 5% increase from 2012. The total monthly per unit coupon will be \$68.55.

D. Proposed Declaration Amendment.

Motion by PJ: To accept the language of the proposed amendment to the Declaration as presented, increasing the ability to fine to coincide with fining limitation of Florida Statute 720, and subsequently present the proposed amendment to the Membership for a vote. Approved unanimously.

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Page 2 of 2

E. Lighting upgrade at Pool House

Motion by PJ: To accept proposal from Cadillac Electric to upgrade the three fixtures under the bath house soffit to LED lighting for \$510. Approved unanimously.

F. Lake fountains. The east fountain is shorting out and needs a new motor and pump. The replacement is \$1,345.

Motion by PJ: To accept proposal from Allstate Services to replace the fountain motor and pump for \$1,345. Approved unanimously.

G. Proposals for painting the pool fence and bath house.

Motion by Jon: To accept proposal from Eagle Painting to paint the fence and bath house for a total of \$2,160. Approved unanimously.

H. Sealcoating. Five-Star corrected some punch list items on the sealcoating project. There will be a follow-up with Five-Star in 2013.

I. Towing Company. There is a new towing company, Emerald Towing, replacing Bonnie Towing.

Meeting adjourned at 8:46 pm.

Open forum and discussion with residents.

X _____
Secretary