

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
GLADES PRESBYTERIAN CHURCH
21121 JUDGE WINIKOFF ROAD, BOCA RATON, FL 33428
THURSDAY, SEPTEMBER 18, 2014**

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Board Members:

Luis Alvez	Absent	Richard Millet	Present
Jon Atwood	Present	Matt Tupper	Present
Veronica Castellano	Present	Tammie Zimbrick	Present
Dan Culberson	Present		

(Board Quorum Established)

Also Present: Bob Dolson, Property Manager

- I. Meeting Called to Order at 7:02 pm by Property Manager Dolson.
- II. Reading of the July 16, 2014 minutes, approved unanimously.

Motion by Veronica: Due to the third consecutive absence I move to remove Luis Alves from the Board of Directors. Carried unanimously.

- III. Management Report
 - a. Financial Report
 - b. Alliance collected a total of \$3,655 in July and August. Delinquencies for August totaled \$83,884 of which \$78,117 is over 90 days old.

Direction to Property Manager: Obtain survey along Judge Winikoff Road to determine where the northern boundary between the units on Model Circle East and West and determine if any fences are intruding on Association owned property.

Motion by Veronica: Approve the proposal #3588 from US Lawns for landscape removal and installation for \$1,553 . Carried unanimously.

Motion by Jon: Approve the proposal from Allison Services to remove and stump grind trees around the south lake and also trim the black olive away from the light pole on South Terradas. Carried unanimously.

Direction to Property Manager: Solicit legal opinion as to what the Association can do to enforce the Declaration as it relates to security deposits and background checks on units that are rented.

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Motion by Richard: Mail the proposed amendment previously approved by the Board prohibiting rentals for the first two years of ownership to the Membership for a vote at the October meeting. Carried unanimously.

- VI. The next meeting is scheduled for October 16, 2014 at the Glades Presbyterian Church, 21121 Judge Winikoff Road, Boca Raton. Meeting adjourned 9:20 PM.

X _____
Secretary