

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – ANNUAL MEETING  
GLADES PRESBYTERIAN CHURCH  
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428  
THURSDAY, FEBRUARY 18, 2016**

---

Board Members:

Nicole Campbell, Present  
Kathy Miller, Not Present  
Dan Culberson, Present

Richard Millet, Present  
Tammie Zimbrick, Present  
Jon Atwood, Present  
(Board Quorum Established)

Also Present: Allied Property Management Group, Inc.: Agatha Jenney

- I. Meeting was called to order at 7:05pm by Tammie Zimbrick.
- II. The November 19, 2015 Board minutes were approved unanimously with changes.
- III. No financial report was available.
- IV. Manager report and Tucker & Tighe was provided to the Board.
- V. Richard Millet made a motion to accept proposal # 4245 from Us Lawns for \$500.00 to mow the lawn, trim the hedges and bushes and trees for 11128 N Terradas then bill the owner to reimburse the Association for the cost. Tammie Zimbrick seconded and all in favor.
- VI. Richard Millet made a motion to approve proposal irrigation maintenance contract from Even Flow for \$150.00 a month and to cancel the contract with Leaderscape. Tammie Zimbrick seconded and all in favor.
- VII. Jon Atwood made a motion to install a new brown message board with installation not to exceed up to \$1,500.00. Richard Millet seconded and all in favor.
- VIII. Tammie Zimbrick made a motion to replace the all the stops signs in the community and to replace the missing street signs and to provide a complete quote with cost. Richard Millet seconded and all in favor.

Richie with the rest of the Board members instructed Manager to get quote for speed bump for corner of Markham Way and Sandalfoot.

The board instructed Manager to call fire department about installing a knox box key by the gate pool to have the fire department access to the pool area as suggested by Matt Tupper.

Manager advised the board that a request was submitted for a credit to be issued to the association by US Lawn for January maintenance service for \$35.00 for trim weeds bordering sidewalk on Markham Way and other common areas.

2 neighbors came to the board meeting complaining about a dog that bit one of the visitor. Dog belongs to owner at 11142 Goss Lane.

Anthony never came to do violation run with Agatha as promised. Jon requested Anthony to attend March board meeting. The board requested a proposal for Manager extra hours to do prepare documentation and attend fining committee meetings.

Tammie requested Agatha to get in contact with officer Walsh regarding the rules about trespassing and what happens now that we have the signs for trespassing.

Agatha to check with janitorial service about cleaning up trash around neighborhood.

Agatha to check with code enforcement about moving fence on Judge Winikoff. Also will check with attorney if we can touch the fence.

Tammie requested Agatha to get lawn company to trim the ugly hedges at the front entrance.

Jon will read about the security company that offers ticketing and towing for 15/hr for 3 hour minimum. Agatha will look into the contract. A special meeting may be arranged to meet with security company to discuss options.

IX. With there being no further business, a motion was made by Richard Millet to adjourn the meeting. The motion was seconded by Tammie Zimbrick and all in favor. Meeting adjourned at 9:35 pm.

The next Board Meeting is schedule for March 17, 2016 at 7 pm.

---

Secretary