

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.  
TUDOR WOODS – BOARD MEETING  
GLADES PRESBYTERIAN CHURCH  
21121 JUDGE WINIKOFF RD. BOCA RATON, FL 33428  
THURSDAY, FEBRUARY 16, 2017**

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Board Members:

Nicole Campbell, Present  
Dan Culberson, Present

Tammie Zimbrick, Present  
Jon Atwood, Present

(Board Quorum Established)

Present at the meeting, Agatha Jenney, Anthony Marotta and Andrew Alonso from Allied Property Management Group.

- I. Meeting was called to order at 7:03 pm by Tammie Zimbrick.
- II. Minutes of January 19, 2017 board meeting were approved unanimously.
- III. Financial Report was provided to the Board.
- IV. Manager Report and violation report was provided to the Board.
- V. Tucker and Tighe report was provided to the Board.

Jane Springston from Community Cats of Boca Raton gave some information regarding the trapping for overgrowing population of cats in the community and the residents feeding the cats in the community. Anthony was going to found out more information on this matter.

Kurk Schaefer had some concerns regarding the swing sets if they were up to code for commercial grade quality and if the installation was done correctly, more discussions with the board regarding the status and the installation for additional swing sets at the park/playground area and for other items that needed attention at the park/playground area. Anthony told the board that he was going to inspect the park/playground area for the swing sets and to find out if residential or commercial swings were required plus to check what kind of gauge chains or brackets need to be installed or replaced and get back to the board with additional information.

Anthony reviewed the Fining Committee process with the present Fining Committee members, Matt Tupper and Christina Kerrigone.

Proposal for entrance community signs were provided to the Board, the board asked the Property Manager to get additional estimates for masonry monument entrance sign.

Proposals for sinkhole and lake erosion were provided to the board, Anthony told the board that he was going to make few phone calls and get additional information for the board.

A motion was made by Jon to accept proposal from Signs in Progress for \$ 513.60 to install and replace damaged signs around the pool/playground area, seconded by Tammie, all in favor, motion passed.

As per recommendation from HOA Attorney Tucker and Tighe a motion was made by Jon to accept the proposal for repayment from the owner Mrs. Marino as her account was in collection with Alliance and not to exceed \$500.00 attorney fees from the Association, seconded by Tammie, all in favor, motion passed.

A motion was made by Tammie to accept US Lawns proposal for \$ 1,410.50 to install new trinette plants outside the pool fence, seconded by Jon, all in favor, motion passed.

A motion was made by Tammie to accept Hartzell proposal for pool deck area and entry way pavers reconditioning for \$10,500.00 and for installing a new handicap ramp for \$975.00, and to finalize painting colors, seconded by Dan, all in favor, motion passed.

A motion was made by Tammie to purchase additional 10 no parking on the grass signs with 6' posts, seconded by Dan, all in favor, motion passed.

A motion was made by Jon to allocate reserve interests of \$357.82 to the paving reserves account, seconded by Tammie, all in favor, motion passed.

The board instructed the Property Manager to contact PB Sheriff office and speak to Deputy Walsh to send Deputies the community regarding night activities by individuals at the park/playground area and ask them to patrol that area at night.

Tammie made a motion to appoint Richard Millett and Frank Elia to the board, seconded by Nicole, all in favor, the motion passed.

Meeting was adjourned at 10:10 pm

The next Board Meeting is scheduled for March 16, 2017 at 7 pm.

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Secretary