

**Boca Golf and Tennis Country Club HOA**  
**Minutes of the regular Greens Board of Directors Meeting**  
**Wednesday 6/10/2015**

Meeting was called to order 6/10/15 @ 6:00 PM.

**Quorum:** Board members David Scarantino, Allan Gentile, Becky Jaeger were present in person, Marc Novak was present on the phone.

A 48-hour notice of the meeting was posted, and a quorum was present.

**Minutes:**

- A motion was made by Allan, seconded by Dave, to waive the reading of the minutes of the board meeting held 3/16/15, and to approve them as written. Motion passed unanimously.

**Old Business:**

- A motion to approve HardDrives Inc. for roadway work not to exceed \$41,000 was made by Marc, seconded by Allan. Motion passed unanimously.
- A motion to approve Hometown Pest Control for the cleaning of gutters for \$800 was made by Allan, Seconded by Dave. Motion passed unanimously.
- A motion to approve Hartzell for the roof cleaning project, to start on 6/15 for \$7,450 was made by Dave, seconded by Allan. Motion passed unanimously.
- Work on removing the ficus trees and grinding the stumps is proceeding according to schedule.

**New Business:**

Violations

Several violation letters were sent out to owners, including some regarding the cleaning of driveways. After discussion with the owners, and reviewing the HOA documents, it was decided that cleaning the driveways was a part of the maintenance that the HOA was responsible for, and so those violations were rescinded. Damage or dirt due to owner negligence was still the owners' responsibility.

A new procedure for fining violators was determined. Unit 17088-2 had several parking violations by the red truck. Although there were well over 20 violations, the board decided to assess a one-time penalty of \$100. There will be a 14-day period, during which they can appeal. A motion for the above procedure was made by Allan, seconded by Dave. Motion was passed unanimously.

**Open Discussion:**

Issues raised included:

Landscaping regarding tree replacement. Ed Greenberg suggested that we replace with decorative trees to increase the attractiveness of the neighborhood. Becky replied that the replacement trees had to be on the approved list of acceptable trees by the State of Florida, and that we would discuss our choices with Bob from Country Lawn. We also had to consider ongoing maintenance issues (e.g. falling flowers from the trees, etc.).

Our first landscaping priority is to get the annual plants installed. We are hoping to get that done by the July 4<sup>th</sup> holiday. Our initial priority is to get a subset of the plants installed immediately, and we will consider adding more plants if the budget will allow it.

Dave said that he had received calls from owners complaining about work being done on Sundays. It was reiterated by Dave and others that, barring an emergency, no work, installations, or move-ins would be allowed on a Sunday.

Tree trimming is on track, according to the schedule set for and agreed to by Country Lawn.

Regarding the Puguio unit, there have been no further developments. The bank owns the building, and all fees, late fees, etc. are being addressed by the lawyers.

**Adjournment:**

Dave moved that we adjourn the meeting. Allan seconded, unanimously approved. The meeting was adjourned at 6:38.