

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Wednesday 8/20/2015

Meeting was called to order 8/20/15 @ 6:01 PM.

Quorum: Board members David Scarantino, Allan Gentile, Becky Jaeger, Jai Padmanabhan were present in person; Marc Novak was absent.

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

Minutes:

- A motion was made by Jai, seconded by Allan, to waive the reading of the minutes of the board meeting held 6/10/15, and to approve them as written. Motion passed unanimously. Allan stated that the minutes would be put on the Board's website (<http://www.greensbocagolf.org/>).

Financials:

- Operating funds: \$130,087, reserves: \$139,550 [*NOTE: full financial statement is on the website at <http://www.greensbocagolf.org/>*]

Old Business:

- Ficus tree replacement: Luis from Florida Greens is working on providing a quote. The trees under consideration are: Foxtail Palms, Silver Buttonwoods, and Yellow Tabebuias, as recommended by Bob from Country Lawn. Placement location is still to be determined.
- A motion to ratify approval of the resale of 17064-5 was made by Becky, seconded by Allan. Motion passed unanimously.
- A motion to ratify approval of the rental of units 17052-2, 17064-4, and 17070-5 was made by Becky, seconded by Allan. Motion passed unanimously.
- A motion was made to ratify the change to the contract with the lawyers Duffy and Acle by Becky, seconded by Allan. Motion passed unanimously. The contract is essentially the same as before, except that the split of the lawyers' commission was changed. There was no change affecting the HOA.

New Business:

Legal Proceedings

Ms Cummins of Unit 17088-5 has brought forward a legal dispute regarding the February Board election. The cost to the HOA of the first arbitration meeting is \$2,800. Nothing was resolved at the mediation, so the HOA will continue to incur further legal expenses regarding this matter. The legal expenses are and will continue to be paid out of the HOA's operating expenses.

Violations

Violation notices were mailed out for hoses and ladders. Some garage doors might need repainting, since the new doors being installed don't come in the same color as prior doors. Other violations were cited around building 17088 for stone patio, landscaping stakes and red reflectors.

Garage Doors

The new doors being installed don't come in the same color shade as prior ones. There was a discussion on whether to repaint the new doors the same color as the installed doors, or not. It was generally decided that the new doors should not be repainted, and that we will live with the two different (but close) colors, since we're due for a total repainting in a few years anyway.

Open Discussion:

A resident had requested the color of the driveway paint, in case she wants to repaint hers. Becky indicated that we're soliciting quotes for power washing the driveways and afterwards planning on getting driveway paint to touch up chipped areas from roadway work. May have enough driveway paint left over for resident to repaint her driveway.

Dave stated that a gentleman was almost hit in the road while riding his bike in the middle of the street. Dave was told by Security that bikes can be ridden along the side of the road, or must be walked otherwise.

Adjournment:

Becky moved that we adjourn, and Dave seconded the motion. Motion passed unanimously. The meeting was adjourned at 6:24 PM.