

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Thursday 9/24/2015

Meeting was called to order 9/24/15 @ 6:03 PM.

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

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

Minutes:

- A motion was made by Becky, seconded by Allan, to waive the reading of the minutes of the board meeting held 8/20/15, and to approve them as written. Motion passed unanimously. Allan stated that the minutes were put on the Board's website (<http://www.greensbocagolf.org/>).

Financials:

- Operating funds: \$143,600, reserves: \$93,943 [*NOTE: the current full financial statement is on the website at <http://www.greensbocagolf.org/>*]. Becky noted that a number of repairs are coming up.

Old Business:

- Ficus tree replacement: Luis from Florida Greens is working with the county to get additional trees at the same cost as previously quoted. Alternate tree placement locations are being studied by Becky, Dave, and Luis.
- Miscellaneous repairs: Handyman Eyal Liss toured the Greens and studied the repair items currently on our list. He'll develop a quote for the repairs.
- Resales/Rentals:
 - Becky moved to ratify the resale of 17058-3, Al seconded. Motion passed unanimously.
 - Becky moved to ratify the rental of 17058-5, Jai seconded. Motion passed unanimously.

New Business:

- Gutters: The majority of the gutters in the community are common among multiple units. As such, they should be the responsibility of the HOA. Becky proposed, Al seconded a motion that the HOA assume the responsibility for the repair/replacement and cleaning of the gutters. Motion passed unanimously.
- Driveways: Our current HOA documents are ambiguous regarding the responsibility for driveway maintenance (cleaning, in particular). Becky moved, Jai seconded a motion that a modification to our Rules and Regulations be published, clarifying our position on the issue. Motion passed unanimously.

However, since, as a result of the recent roadway repairs, there are several instances requiring driveway cleaning, the HOA will contract a cleaning company to clean all the driveways (this one time only). This would also include cleaning the loose gravel from the roads. Becky moved, Jai seconded, that we engage National Facility Services (formerly ACT Janitorial) to clean all the driveways for \$450. Motion passed unanimously.

- Violations: Due to continuing complaints from residents regarding noise from the truck at 17088-2, Becky moved, Al seconded a motion to ban the truck from the Greens community. Motion passed unanimously. Section 8.12 of the HOA governing documents deals with nuisances, including noise at unreasonable hours. Residents have been awakened at 1:00 AM, and the drains and irrigation system have been damaged by the truck.

Open Discussion:

Judy Popkin requested information about repairing their unit fascia. Becky said that we will give her the name of a repairman who is looking at repairing several units' fascias, in order to get a lower 'group rate'.

Adjournment:

Becky moved that we adjourn, and Al seconded the motion. Motion passed unanimously. The meeting was adjourned at 6:23 PM.