

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Thursday 10/22/2015

Meeting was called to order 10/22/15 @ 6:02 PM.

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

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

Minutes:

- A motion was made by Jai, seconded by Becky, to waive the reading of the minutes of the board meeting held 9/24/15, and to approve them as written. Motion passed unanimously. The minutes were put on the Board's website (<http://www.greensbocagolf.org/>).

Financials:

- A hard copy of the financial report was not available, so it will be covered at the next Board meeting. Preliminary review of 2015 Forecast indicates a \$30K-\$40K favorable position vs. 2015 Budget. This estimate is due primarily to insurance changes and the new landscaping contract.

Old Business:

- Ficus tree replacement: David will contact Luis from Florida Greens to see when the tree replacement will begin. Work hasn't begun as of yet.
- New Sales Application Fee: The Board is raising the application fee from \$100 to \$400 for the sale of a unit. The motion was made by Jai, 2nd by Al. It was passed 4-1; David objected, saying we should study any existing legislation or regulations regarding the matter. We will continue to study the issue, and rescind the move if necessary.

New Business:

- Violations:
 - The red truck (now orange) was parked illegally again. David moved that we fine the owner \$100, since there were many prior violations and warnings. Al seconded. Motion passed unanimously.
 - The truck owner was in a confrontation with another unit owner, and police were called. Due to this action, as well as the continuing nuisance of the noise, reckless driving, etc., the Master Association approved our request to ban the orange vehicle immediately (following a 14 day notice).
 - Selma Abrams, Jaime Alvarez, and Ray Crowley have volunteered to be on the fining committee. Linda Smith, a prior member, has moved, and one current issue also involves a current member, who is temporarily recused.

- A violation of \$50 was assessed against Annie Cummings (Dave moved, Al 2nd), for sending a harassing email to a prior Board member. Motion passed unanimously. Jai was concerned that the issue involved emails between private individuals, and that the Board shouldn't get involved. It was pointed out that this was a continuing problem with this person, and the email involved a prior Board member's decisions. Motion passed 3-1-1 (Jai dissented and David not present following his motion).

Open Discussion:

Selma Abrams complained that dirt was being blown from the construction site in Bermuda Village to units in the Greens. Becky said she would relay that information to the Master Association and the HOA president at Bermuda Village.

Adjournment:

Becky moved that we adjourn, and Al seconded the motion. Motion passed unanimously. The meeting was adjourned at 6:35 PM.