

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Saturday 6/25/2016

Meeting was called to order 6/25/16 @ 10:05 AM.

Quorum: Board members Allan Gentile, Becky Jaeger, Amy Cropper; Dave Scarantino was present by phone. Marc Novak was absent.

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

Minutes:

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

Financials:

- Cash balance is \$70,561 after pre-paying insurance. We have \$37,000 pre-paid insurance. We have \$229,790 in the reserve account.
- Year-To-Date we are approx. \$21,000 unfavorable (compared to budget), \$16,000 of the shortfall is due to the bad debt write-off for Unit 17076-5 foreclosure, and approx. \$6,000 for roof repairs. Roof repairs appear to be decreasing significantly, and there are only 2 left to be handled.
- Amy moved, Al seconded, a motion to approve the financial statement. Motion passed unanimously.
- The complete financial statement is on the community website: <http://www.greensbocagolf.org>.

Old Business:

Ratifications:

- Al moved, Dave seconded, a motion to ratify the sale of unit 17100-5. Motion passed unanimously.

Landscaping:

- We need to update the HOA Rules & Regulation Handbook and make more clear the various responsibilities for landscaping: The HOA is responsible for the maintenance of existing landscaping; the owner is responsible for installation and removal of plants, shrubs, etc.; any diseased plants/shrubs etc. removal is the responsibility of the HOA (to prevent the spread of the disease); any removal, installation, or change requires Board approval.
- The front (main) entrance is in need of redoing. We're going to submit bid requests for various cost levels. The Board is requesting input from homeowners (in the form of pictures, etc.) regarding the makeover. Dave moved, Al seconded, that the topic be tabled for now. Dave volunteered to lead the project. Any projected associated costs will be in the 2017 budget.

- A number of units need to address landscaping in front and back. Letters will be sent to specific Homeowners whose landscaping needs to be upgraded. Finally, several units have landscaping stones in the back that will need to be removed at Homeowner cost and replaced with sod at a minimum. Al moved, Amy seconded, that we notify the unit owners by letter; motion passed unanimously. The letter will be drafted so that the owners will be given a reasonable amount of time to respond and that the Board will assume responsibility for the changes and will charge back the owner, if the work is not completed within that timeframe.

New Business:

Violations:

- The orange truck from 17088-2 was cited for parking in the Greens on June 23rd. Amy moved, Dave seconded, a motion to impose a \$100 fine, since the driver has since received notice of ban from BG&T by Master Association. Motion passed unanimously.
- Unit 17088-1 was previously fined \$50 for a violation regarding the patio. Steve Cohen from A&N Management spoke with the owner. Amy moved, Al seconded, a motion to impose another \$50 fine for not complying within the agreed-upon 14 days. Motion passed unanimously. The motion also stated that we will waive the fine if the owner was found to have complied.
- Unit 17088-2 has received 2nd Notice about repainting their garage door, and has still not complied. Amy moved, Al seconded, a motion to impose a \$50 fine. Motion passed unanimously.
- All violations pertaining to the Puguio unit have been communicated to the bank owner. We've taken steps to insure that the bank communicates the violations to the new owners, if the bank is not under any legal obligation to handle them directly.

Open Discussion:

Selma Abrams stated that there was a problem with the pool lock not working. Becky stated that she'd get A&N Management to address the problem.

Tim Fox asked if the pool restroom doors automatic closers would be reinstalled. Becky said that she knew about the issues, and that she's waiting for enough 'little' projects to keep a handyman busy for an hour, since we're charged a minimum of one hour. Tim also noted that the roof tiles for 17058-5 appeared to be loose. Becky said she'd have A&N look into it.

Adjournment:

Amy moved that we adjourn, and Dave seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:30 AM.