

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Saturday 10/22/2016

Meeting was called to order 10/22/16 @ 10:00 AM.

Quorum: All Board members were present, except Al Gentile.

A 48-hour notice of the meeting had been posted.

Minutes:

- A motion was made by Marc, seconded by Dave, to waive the reading of the minutes of the August 18th 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 approx. \$105,000. We have approx. \$246,000 in the reserve account, for a total of \$351,000.
- We are \$4,000 favorable for the month, in operating expenses.
- Amy moved, Marc 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:

- There are no new resales or rentals for the month.

Landscaping:

- No issues

New Business:

- Rules and Regulations:
 - Change Pg. 17 – Rentals: clarify the annual lease requirement.
 - Regarding fascia boards – if required as a result of roof repairs, the HOA will cover the expense. Otherwise, the Owner will be responsible for maintenance or replacement of fascia boards similar to trim around garage doors and vents.
 - Patios – pg. 9 – Screened In Porches require complete cement foundation while Patios require only approved pavers with no cement except to reinforce outer foundation.
 - Signs – New paragraph – No signs allowed that are visible from street.
- Violations:

- Unit 17082-3 – Violation for building patio structure without ARB approval. Marc made motion to Fine \$100 and David seconded.
- Unit 17082-3 – Violation for falsely presenting themselves as Board President to allow access of unauthorized work crew to construct patio. Marc made motion to Fine \$100 and David seconded.

Adjournment:

Dave moved that we adjourn, and Marc seconded the motion. Motion passed unanimously. The meeting was adjourned at 11:10 AM.