

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Saturday 11/12/2016

Meeting was called to order 11/12/16 @ 10:20 AM.

Quorum: All Board members were present, except Amy Cropper.

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

Old Business:

Ratifications:

- Rental applications for Units 17058-7 and 17070-3 were ratified. A motion was made by Marc, seconded by Al, to approve the rentals. Motion passed unanimously.
- Dave pointed out that we need to stress to all new homeowners and tenants that they need to report any new additions to the permanent residents list to the HOA Board or Property Management Company. We will develop an interview checklist for new tenant interviews. They will be required to sign a statement stating that they understand and will abide by the rules.
- Any new (additional) tenants will need to have a background check, for which they will be charged.
- *(A list of ratified expense spending is attached at the end of this document).* Al moved, Dave seconded, a motion to approve the expenses. Motion passed unanimously.

Landscaping:

- A resident noted that the concrete for the mailboxes for the 17100 units is cracked and in need of repair, and that the painting that was done was just painted over the cracks. We will investigate what actions can be done to improve the concrete.

Violations:

- A \$50 fine was proposed for Unit 17082-3 for several parking violations, and a \$50 fine for misrepresenting to Security that the Board had approved the parking situation. Dave made a motion, Marc seconded, a motion to approve the fines. Motion passed unanimously.

Open Discussion:

- A homeowner noted that a resident of 17082-3 was driving an ATV around the Greens and the golf course. It was unmuffled, and extremely loud. Ed Greenberg also witnessed the event.

- A homeowner also noted that one of the residents smokes cigars at the pool. The Board agreed to send an email “blast” to all residents reminding them that no eating, drinking, or smoking is allowed within the blue lines surrounding the pool, and to be considerate toward others when smoking.

Adjournment:

Al moved that we adjourn, and Dave seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:45 AM.

RATIFIED SPENDING

June 2016 – September 2016

6/13/16	Country Lawn	\$840.00	Flowers & mulch pool and entrance
7/31/16	Felipe's Carpentry	\$870.00	Stucco repairs 17094-4, 17064-6, 17070-6, 17058-4
7/31/16	Felipe's Carpentry	\$800.00	Pressure wash & paint main entrance
7/31/16	Vic Quillen	\$1,445.00	Roof repair 17064-2
7/31/16	Vic Quillen	\$1,485.00	Roof/fascia repair 17100-5
8/23/16	Felipe's Carpentry	\$650.00	Clean/paint mailboxes and foundation
8/23/16	Vic Quillen	\$780.00	Roof repair 17058-5
9/30/16	SB Painting	\$700.00	Parking Stripes near main entrance
9/30/16	Vic Quillen	\$1,388.00	Roof repair 17082-6