

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Saturday 12/17/2016

Meeting was called to order 12/17/16 @ 10:00 AM.

Quorum: all Board members were present.

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

Minutes:

- A motion to waive the reading of the November 12th minutes was made by Marc, seconded by Dave. The motion passed unanimously. The minutes were put on the Board's website (<http://www.greensbocagolf.org>).

Financial:

- We have \$122,000 in cash in the operating account. We have \$254,000 in the reserve account. Total cash - \$376,000. The complete financial report is on the HOA's website: (<http://www.greensbocagolf.org>).
- It appears that we may receive an extra \$22,000, which is currently in escrow, for an invoice dispute regarding hurricane Wilma. The claim is still under dispute, but the opposing party has not responded with any appropriate supporting documentation.
- Monthly, we ended up \$1,800 favorable, and YTD we are approx. \$2,900 favorable. We have a couple of outstanding invoices to be paid, so we should end the year approximately on target.
- A motion was made by Marc, seconded by Al, to approve the financial report. The motion passed unanimously.

New Business:

- We have decided to change banks to Popular Community Bank. The primary reason is that they offer online services, which will allow the Board to approve invoices in a more timely fashion, which will in turn allow our vendors to be paid more rapidly. Marc proposed, Al seconded, a motion to approve transfer of accounts to the new bank. Motion passed unanimously.

Ratifications:

- Resale applications were submitted for Units 17094-5 and 17052-5. A motion was made by Marc, seconded by Amy, to approve the resales. Motion passed unanimously.

Master Association:

- The Master Association has decided to charge a yearly barcode renewal fee of \$20 per vehicle, in lieu of raising the monthly dues. It also provides incentive for the Master Association to track defunct barcodes (owners moving, etc.).

- The phone number for automatic gate access has been changed. The new number is: 561-997-7751. The old phone number for gate access, 561-997-5470 is still operational. A notice will be sent to unit owners via email, as well as on the bulletin boards.
- The shed near the south Greens entrance was installed by the contractor. We will investigate having it removed by the Master Association.

Landscaping:

- We have received a proposal from Country Lawn Care to upgrade the main entrance. We will review changing some of the proposed landscaping, to add a little more color. Their current estimate is under the budgeted amount. Dave moved, Amy seconded, that we table the decision until we examine more options. Motion passed unanimously.
- Twenty-six notifications were sent to owners for landscape upgrades. All but 9 units have addressed the issue. We received an invoice for \$2,400 for the work performed so far, of which the HOA will pay \$800, and the corresponding owners will be responsible for the balance. The remaining reserve for the upgrades is \$722, so we will come in approx. \$100 over budget on this item.

Violations:

- Unit 17100-4 has not replaced/repared the fascia board that they have been warned about. We will send out a final violation notice. Dave made a motion, seconded by Amy, that, if the owner doesn't replace the fascia board within 14 days, the HOA will have the work performed and the owner charged. Motion passed unanimously.

Open Discussion:

- Marc noted that if any incident occurs, then the Guard House should be notified first.
- Tim Fox noted that when the streets were last paved, the blue markers which show the locations of fire hydrants were removed. We will ask A&N Management to follow up on this.
- Al suggested that we form a "Social Committee" to plan periodic neighborhood parties or get-togethers. Ed and Jeannette Greenberg volunteered to be on the committee, along with Kathy Coughlin. Dave moved, Amy seconded, a motion that we form a permanent committee. Motion passed unanimously.

Adjournment:

Amy moved that we adjourn, and Dave seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:55 AM.