

Boca Golf and Tennis Country Club HOA
Minutes of the regular Greens Board of Directors Meeting
Saturday 01/21/2017

The meeting was called to order 01/21/17 @ 10:00 AM.

Quorum: All Board members (Becky Jaeger, Dave Scarantino, Marc Novack, Amy Cropper, Al Gentile) were present.

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

Minutes:

A motion to waive the reading of the December 17th minutes was made by Marc, seconded by Al. The motion passed unanimously. The minutes were put on the Board's website (<http://www.greensbocagolf.org>).

Financial:

- The HOA has \$98,000 in cash in the operating account. We have \$208,000 in the reserve account, and \$50,000 in a CD. Total cash - \$357,331. The complete financial report is on the HOA's website: <http://www.greensbocagolf.org>).
- Monthly, we ended up \$1,500 favorable compared to budget, and YTD we are approx. \$11,000 favorable, despite \$8,700 written off due to foreclosure.
- A motion was made by Marc, seconded by Dave to approve the financial report. The motion passed unanimously.

New Business:

- The roof for unit 17070-4 was repaired (actually, two different repairs), for \$1,925.
- We paid the invoice for the holiday lighting, for \$1,006.88.
- Country Lawn Care sent an invoice for \$2,450, of which \$1,530 was paid by the homeowners, and the remaining ~\$800 was paid by the HOA.
- Sprinkler Service of America sent an invoice for \$132 for sprinkler repair.
- Marc made a motion, seconded by Dave, to approve the December expenditures. Motion passed unanimously.

Violations:

- No violations were assessed during the month of December.
- A letter will be sent to the owner of 17082-3 asking to desist in harassing Amy. No violation will be assessed at this time.

Open Discussion:

- Selma Abrams noted that the concrete around the mailboxes is broken. We'll have A&N look into having it repaired.
- We have met with Bob from Country Lawn Care regarding the landscaping around the entrances. We're trying to determine what options we prefer, and can afford.
- Marc noted that if anyone has any incident occur, it needs to be reported to A&N Management, in order to have it on record.
- Any changes to the HOA Documents need to be submitted by June. Any suggestions from Homeowners need to be decided upon before then.

Adjournment:

Marc moved that we adjourn, and Al seconded the motion. Motion passed unanimously. The meeting was adjourned at 10:27 AM.