

**MINUTES OF THE BUDGET/BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON THURSDAY, OCTOBER 20, 2016 7:00 PM, IN THE CLUBHOUSE**

Joe Jaffe called the meeting to order at 7:00 PM. The meeting was properly noticed.

ROLL CALL

Those members present were Joe Jaffe, President; Coleen Ray, Vice President/Treasurer, David Gross Secretary absent with notice, Karen Kintner Director and Michael Amato Director absent with notice. Also present from Residential Management Concepts, Inc. was Suzette Lewis.

APPROVAL OF MINUTES

Joe Jaffe made a motion to approve the minutes from the last board meeting held on September 13, 2016. Seconded by Coleen Ray. All in favor. Motion Carried.

FINANCIAL REPORT

The Proposed 2017 Final Budget was presented. Joe Jaffe stated that the monthly assessments will remain the same. It was also stated that in 2016 there was an increase in legal issues for the association however a legal issue with a homeowner in Carriage is being resolved. For the 2017 Budget a line item was added for the Rover. There was also an increase in the insurance. However, in 2017 there are plans to start the tennis court project and the road paving project that is still being evaluated by the engineers. Also there may possibly be a project with the light fixtures in 2017. That being said with no increase in the monthly assessments, Joe Jaffe moved to approve the 2017 Proposed Final Budget. Second by Coleen Ray. All in favor. Motion carried.

OLD BUSINESS

Light Fixtures

A discussion began about the light fixtures around Fairfield. The board feels that the fixtures look outdated and also the roads are very dark at night. The board was presented with a proposal from J&P Electric with 2 different of light fixtures that may be better suited for Fairfield. The board would like a light demo with the fixture so they can better decide if this is something to consider. The Master Association may decide to change the fixtures throughout the master property and if the sub-associations want to consider changing their fixtures it will be at their discretion.

Crocker Center

Joe Jaffe began to explain some of the plans proposed by the Crocker Company in regards to the plaza next to Fairfield. There is a proposal for a tram service that may come in and out of Fairfield for anyone who may want to go to the plaza. The company is planning on redoing the plaza similar to how it looks in Las Olas. There is nothing written in concrete however the Crocker company would like for the Boca Raton community including Fairfield and the surrounding neighborhoods to be involved as much as possible with what is proposed and how it will affect everyone.

Ducks

The subject of the Muscovy ducks arose. A discussion began about in increased presence of the ducks and there are many complaints from homeowners that the ducks are making a mess of the community. The master association is aware of the situation and is doing all that is possible to rectify this situation in a safe manor.

Documents

A discussion began about ensuring that all of the subdivisions are currently in the process of updating their documents. The Master Association is currently in the process or rewriting the docs and all other associations must make sure their doc are also current.

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NEW BUSINESS

The look of Fairfield

A discussion began about the look of all the subdivisions throughout Fairfield. There has been many complaints about the Carriage Houses and the look of that community. The Master Board is aware of the condition of those buildings and has expressed to the management company that it is imperative to ensure the Board of Directors of Carriage Houses take the necessary steps to ensure that the buildings in their community are being properly maintained. The discussion continued about the concerns that the property value of the entire community can be affected because of that community since it is most visible for the street. The Master Board would like to ensure the community that they will do everything in their power to ensure that that community is bringing their buildings up to standards. If the Master Board feels that the community is not in compliance then there may be legal action taken to ensure that all repairs are being addressed to improve the standards of that community.

Management Company

A discussion began about the relationship with the Master Association and the management company. Joe Jaffe would like to go on record stating that there has been a long lasting relationship with Residential Management Concepts and Fairfield. The management company has worked closely with the Master Association as well as the majority of the communities throughout Fairfield to maintain a long standing relationship with one another. It is the opinion of the Master Board that the management company and the onsite office has had a great relationship throughout the years and have worked together long and hard to ensure that Fairfield is running smoothly. The Master Board feels that is would not be possible without Residential Management Concepts to maintain Fairfield as it has all of these years in a successful manor.

There was no further business addressed by the Board, Joe Jaffe moved to adjourn the meeting; seconded by Coleen Ray. All in favor. Motion carried. The meeting was adjourned at 7:50 PM.

Respectfully submitted,
On behalf of the Secretary,
The Board of Directors,
Fairfield at Boca Master Association, Inc.