

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON THURSDAY, JANUARY 21, 2016 7:00 PM, IN THE CLUBHOUSE**

Joe Jaffe called the meeting to order at 7:08 PM. The meeting was properly noticed.

ROLL CALL

Those members present were Joe Jaffe, President; Coleen Ray, Vice President/Treasurer and David Gross, Secretary. Robert Gladstone, Director was absent with notice. Present from the Carriage Houses Board were Michael Harbaugh, President; Ray Briggs, Vice President; and Celeste Amadei, Secretary/Treasurer. Also present from Residential Management Concepts, Inc. were Suzette Lewis, LCAM and Gary Palombi LCAM. Stewart Zoberg Esq. from Shir Law Group was present as well.

APPROVAL OF MINUTES

Coleen Ray moved to approve the minutes of the last Board of Directors meeting held on November 12th, 2015, as presented; seconded by David Gross. All in favor. Motion carried

FINANCIAL REPORT

Coleen Ray moved to add Gary Palombi of Residential Management Concepts Inc. as a signer to the Fairfield Master Association's bank accounts including the security deposit account. Seconded by David Gross. All in favor. Motion Carried.

OLD BUSINESS

None

NEW BUSINESS

Nominating Committee – Joe announced the Nominating Committee for the 2016 election will consist of Joe Jaffe, Chairperson along with owners Lennie Plazure and April Gardener.

Legal Meeting- Joe Jaffe explained that Stewart Zoberg from Shir Law Group was present to discuss with the Master and Carriage Houses regarding the settlement agreement with an investor that owned properties throughout Fairfield @ Boca. After a lengthy discussion, it was decided that both Fairfield Master Association and Carriage Houses would settle with the investor for \$20,000 total. An agreement was also made that the legal fees would be split 50/50 between the Fairfield Master Association and Carriage Houses. Carriage Houses further agreed to pay \$5,000 to the Fairfield Master Association towards the settlement agreement.

Meeting - The next meeting will be held in March date and time will be announced at a later time.

There was no further business addressed by the Board, Joe Jaffe moved to adjourn the meeting; seconded by David Gross. All in favor. Motion carried. The meeting was adjourned at 7:55 PM.

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