

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON THURSDAY, SEPTEMBER 28, 2017 7:00 PM, IN THE CLUBHOUSE**

Joe Jaffe called the meeting to order at 7:01 PM. The meeting was properly noticed.

ROLL CALL

Those members present were Joe Jaffe, President; Coleen Ray, Vice President/Treasurer; David Gross, Secretary; Karen Kintner, Director and Hilary Rose, Director. Present from Residential Management Concepts, Inc. were Dawn Bedusa and Ashley Grieco.

MINUTES

Coleen Ray moved to approve the minutes of the last Board of Directors meeting held on October 28, 2017, as presented; seconded by Karen Kintner. All in favor. Motion carried.

FINANCIAL REPORT

Joe Jaffe reported that as of September 28, 2017, the balance in the Association's accounts was \$176,860.62 with about \$36,000.00 delinquent. Out of that amount about \$26,000.00 is with the Association's attorney for collections. The community is in good financial shape.

HURRICANE UPDATE

Joe Jaffe explained that this meeting is an informative meeting to discuss and update the community on the Hurricane Irma preparation and relief efforts made by the Association and RMC.

Steve Alter, owner of Branch Managers was present to give an update on the trees and removal of debris after Hurricane Irma. Steve introduced himself, gave a little information about his company and the relationship he has had with Fairfield for over 15 years. Mr. Alter recognized the Board and RMC for taking care of the trees and keeping them trimmed and reduced. He stated this was why none of the trees Fairfield Drive were lost. Mr. Alter then explained that the crew works in phases. The first phase is to clear all main roads. The second phase is to remove trees blocking any secondary roads and the third phase is the clean-up process. Branch Managers was onsite Monday, September 11, 2017, in the morning to remove trees on the main roads to allow emergency vehicles to pass through. Several people doubted that fact and Dawn Bedusa stated that she has a time stamped picture of the crew removing a tree from the road. According to Steve, Fairfield lost 5 palm trees and about 12 hardwoods. Branch Managers was onsite at this point 3 different times. The floor was opened for questions. Resident, Makayla Clayton asked about the credentials of Branch Managers as well as their license and insurance. Mrs. Clayton also asked Mr. Alter if he was related to anyone on the Board or from RMC. Mr. Alter stated he is not. David Gross asked when Branch Managers would be onsite to remove the 3 oaks approved at the last meeting. Steve stated it will be one to two months. A question was asked about a company suggested by resident Danny Clayton that sent a proposal to do the work. Ashley Grieco explained that in her research of the company, they did not have the insurance to cover the number of men on the job and the coverage was under a different company name. The board decided to keep with the original bid that was voted on at the August Meeting. Joe Jaffe thanked Steve for coming to the meeting and explaining the process.

Before next agenda item could be discussed, owners started criticizing the Board for not informing the community of decisions being made. Unfounded accusations were also made by several owners. Coleen Ray took a moment to explain that she too is a homeowner and takes great pride in Fairfield. While she was speaking several owners were being verbally and physically disrespectful and disruptive. Dawn Bedusa stated if this continued the meeting will be adjourned. Unfortunately, it kept happening. Hilary Rose made a motion to adjourn; Coleen Ray seconded. All in favor. Motion carried. Meeting adjourned at 7:46pm

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