

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON MONDAY, NOVEMBER 13TH, 2017, 7:00 PM, IN THE CLUBHOUSE**

Joe Jaffe called the meeting to order at 7:00PM. 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. Also present was Guy Shir from Shir Law Group.

MINUTES

Karen Kintner 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 November 11th, 2017, the balance in the Association's accounts was \$176,794.76. with about \$36,166.43 delinquent.

ROBERTS RULES OF CONDUCT – Guy Shir was present to help explain to the members how a meeting should be conducted.

All meetings are for homeowners only.

Homeowners must sign in.

All meetings will have an agenda of business that will be discussed (attached).

Any issue that is not included on the agenda may be addressed only if the board approves adding the issue to the agenda on an emergency basis or put on the next scheduled board meeting.

Each member is limited to a maximum of 3 minutes to speak on each agenda item.

Each member should have his or her uninterrupted say regarding an item on the agenda.

Accusations and personal attacks against directors, officers, managers, employees or other members are inappropriate and will not be tolerated. If that does occur, that member will be asked to leave the meeting.

OLD BUSINESS

Fairfield Dr – 3 bids were received to clear the area on the east side of Fairfield Drive. This would clear out all the debris from the ficus back to the wall and level the area. This will be done in 3 phase. The 1st phase is would cost \$31,000.00. Further discussion took place with multiple questions from homeowners. This was tabled for future discussion.

Lights– Fairfield will be using LED light bulbs. We will be replacing as old bulbs go out.

President Council Meeting Update – The Master documents were discussed between all the sub-association presidents (all in attendance) and Guy Shir, Master Association attorney. They are doing a complete rewrite. Larry Abrams and Joe Jaffe will get together again with Guy Shir to go over some changes. The presidents of each sub-division can present what is being discussed to their members and make some suggestions to the changes. Once final it will be voted on.

NEW BUSINESS:

Street Signs and Light Poles – Obtaining 3 bids for the repairing/painting of the signs and light poles.

Ms. Linda Rose – Point Emerald Lane, THII requested the on-site office send out a reminder of the City of Boca Board Meetings. This was denied due to the fact fi the office start sending emails out for one than the office would have to send them out for anyone who asks.

Karen Kintner made a motion to adjourn; Hilary Rose seconded. All in favor. Motion carried. Meeting adjourned at 8:15pm

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