

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON THURSDAY, JANUARY 25TH, 2018 , 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 and Ashley Grieco

MINUTES

Joe Jaffe moved to approve the minutes of the last Board of Directors meeting held on November 13th, 2017, as presented; seconded by Karen Kintner. All in favor. Motion carried.

FINANCIAL REPORT

Joe Jaffe reported that as of January 25th, 2018, the balance in the Association's accounts was \$196,703.53 with \$61,595.69 in reserves.

Before the meeting started Joe reiterated the Roberts Rules and how we were going to conduct the meetings going forward.

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

ROVER – Debt whether the rover was cost efficient and worth keeping. Several homeowners had opinions but the consensus was that the Rover was not worth the extra expense. Effective March 1st will be the rover's last day.

DOC – At the last Presidents council (January 24th, 2018) all the Presidents received a copy of the rewritten documents. They reviewed several and made changes. At that point they were having Guy Shir (attorney) do the final draft. Each sub-association President will receive a copy and discuss with their members. Once they are delivered, the Presidents will schedule a meeting again and vote. This is a representative voting. Joe Jaffe explained process.

AWNING – The awning was damaged in the hurricane and approved to be repaired however we were waiting on the final decision on the color. The color decided was English Brown. Coleen Ray made a motion to approve; second by Karen Kintner. All in favor. Motion carried.

LIGHTS - Street Signs and Light Poles – Obtaining 3 bids for the repairing/painting of the signs and light poles. Currently have one bid. The association is now using LED lights. Joe Jaffe thanked Jeff Musoff for getting the association great discount.

EMAIL BLAST - 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.

NEW BUSINESS

ANNUAL MEETING – There are 2 slots open (Hilary Rose and Karen Kintner) for the 2018 Master Board of Directors. Joe explained the process and informed the residents that if interest in running for the Board to submit their letter of intent to the nomination committee. The nomination committee is Joseph Jaffe, April Gardner and Lennie Plazure. The Annual Meeting will be held on Monday, March 5th, 2018 at 8pm in the clubhouse.

NW 8th Street – A resident had an accident on NW 8th Street. The office submitted all the paperwork to the Association attorney, Shir Law Group.

AIRBNB – Airbnb / room rentals are not allowed in Fairfield.

David Gross made a motion to adjourn; Coleen Ray seconded. All in favor. Motion carried. Meeting adjourned at 7:45pm

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