

### **Board of Directors Meeting**

Posted: Tuesday, June 18<sup>th</sup>, 2019 at clubhouse bulletin and along entrance on Lennox Drive  
Date: Thursday, June 20<sup>th</sup>, 2019  
Time: 7:00 P.M.  
Place: Clubhouse 21300 Lennox Drive, Boca Raton FL 33486

### **Agenda**

1. Roll Call
2. Approval of Minutes
3. Financial Report
4. Old Business
  - a. AC Guard House
  - b. Irrigation Company
  - c. Military Trail Bids
  - d. Street Signs
  - e. Social Committee
  - f. Roads - Proposal CA Smith Design
  - g. Pool Complaints
5. New Business
6. Adjournment

### **Attendance**

#### **Board Members**

- Larry Abrams - President
- Rich Lubliner - Vice President via audio
- Eric Hamm - Treasurer
- Eleanor Duffek - absent with notice
- Ryan Rudock - Secretary

### **Residential Management Concepts**

- Dawn Bedusa - Property Manager

### **Owners**

- 12 Signed in attending

### **Meeting Minutes**

*Note: the minutes may not all be in chronological order, when a discussion veered off topic that was placed under a section that relates if already brought up during the meeting.*

1. Call to Order
  - a. Start: 7:01pm
2. All board present except Eleanor who provided notice present
3. Approved the meeting minutes for previous two meetings
4. Financial
  - a. So far running under amount estimated up to this point in the year
5. Irrigation RCH as new irrigation maintenance company
  - a. Previously approved AquaPro but price increased from discussion, board elected to not proceed
  - b. Hired RCH contract started this week on Monday
  - c. RCH to evaluate state of irrigation and advise any additional work needed
  - d. Discussion of how in Grand Fairfield Sunset attempted to lay sod but homeowner was able to stop them
  - e. Question: Are the pumps in lake functional and permission of use?
    - i. RCH needs to evaluate condition, no
  - f. Question: Boca center responsibility to help financially for lake?
    - i. Larry since there is an easement of drainage they have a financial share to maintain
  - g. Question: Is there a sensor to monitor if it has rained or not?
    - i. Previous system theoretically did, but didn't seem to work
  - h. Question: Why was irrigation originally shut down?
    - i. Observed fungus caused a two week shut down

6. Roads
  - a. Discussion to bid out community as a whole and get pricing out for each association and master
    - i. Each subassociation with the bid to decide whether to bid or not
  - b. Master thought as responsible for about 1/3 total cost
  - c. With approach thinking we will only need one permit from the city
  - d. Craig A Smith as proposal to spec out work needed for all roads
    - i. Master to bill out associations their portions, if elect to proceed
  - e. Each sub responsible for signing own contract, deposited
  - f. Larry indication probably master assessing for master portion of roads
  - g. Subs can opt out but responsible for any damage they do on other roads if they repave later
  - h. Question: Cost thought for possible master assessment?
    - i. Not sure yet thinking about \$500 but not voted on
  - i. Question: Do roads really need to be done?
    - i. Yes, roads last for 20/25yrs and our are at 30yrs
  - j. Question: 8th Street why would everyone pay? Shouldn't they pay more?
    - i. Considered master property
  - k. Question: Can look for total price and share equally?
    - i. Looked into but subassociations not in all agreement for over two years
  - l. Question: Is entry way being looked into?
    - i. Looking into as part and maybe at least painting
7. Military Trail Wall Bids
  - a. Several items needing to be done in community and properly
  - b. Question: In future who keeps contractors accountable?
    - i. Master is for this board, other subs are overseen by those boards
    - ii. RMC helps with Dawn or possible more support with RMC for Dawn
  - c. Larry to meet with Hartzell, as lowest bidder to understand bid further with fixing the wall
  - d. Lowest as \$18000 for painting and trimming
8. Signs/Lights repainting bids
  - a. Reviewing bids
  - b. Erik review painting/light posts review
  - c. Larry remeet in a few weeks for painting
9. Landscaping
  - a. Question: how long does contract last for?
    - i. Two years from the beginning of this year
10. Social Committees
  - a. Need at least three members per committee
  - b. Ryan board member as chair for social committee
  - c. Still need to setup landscape/irrigation committee
11. Pool Complaints
  - a. Children being disruptive during the day and at night
  - b. Larry proposes to have a presidents meeting to get help and involvement by other associations to help
  - c. Years ago was able to get on speaker from guard gate
  - d. Police have been called on site but police won't come can only ask nicely
  - e. Possibly get someone watching over summer
  - f. Question: Can we fine?
    - i. Yes, but unsure who it is violating rules so need help identifying
12. Grand Fairfield: survey ongoing
13. New Business:
  - a. Next meeting possibly add one to July
14. Adjurement
  - a. End: 8:07pm

**Votes**

Measure	1st/Proposed	Seconded	3	4	5	Outcome
Approve prev. meeting minutes 05-16-2019	Eric	Ryan	Rich	Larry		Passed

Fairfield At Boca Homeowners Association, Inc.  
21300 Lennox Drive, Boca Raton, FL 33486

Approve prev. meeting minutes 06-06-2019	Ryan	Eric	Rich	Larry		Passed
Replace Broken AC Guard House	Larry	Eric	Ryan	Rich		Passed
RCH as Irrigation Company	Eric	Ryan	Rich	Larry		Passed
Approve \$4,495 for Road Design/Bidding by Craig A. Smith	Eric	Rich	Larry	Ryan		Passed
Adjourn Meeting	Eric	Ryan	Rich	Larry		Passed