

### **Board of Directors Meeting**

Posted: Tuesday, July 9<sup>th</sup>, 2019 at clubhouse bulletin and along entrance on Lennox Drive  
Date: Thursday, July 11<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. Irrigation Company Report
  - b. Front Entrance Update
  - c. Light Posts & Street Signs
  - d. AC Clubhouse
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**

- 16 in attendance

### **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: 7:00pm
2. All board present except Eleanor who provided notice present
3. Irrigation Company Presentation:
  - a. RCH presentation
    - i. Will does wet checks and evaluations, Seth as owner
    - ii. Overview of equipment and state of the system
    - iii. Company is assessing what fixes that are larger that will be an additional cost
    - iv. Added flags so far for adjustments, owners and residents to not remove
    - v. Appears there are several issues with placement of some sprinklers
    - vi. Walk through found 3 pump stations, trying to get a report of their statuses
    - vii. Advised residents to not place trash on grass
    - viii. Working on several items first was irrigation, then roads trying to get buy in for the roads
      1. Reiteration of general process though of for roads process (see last meeting for summary)
    - ix. Questions & Answers section:
      1. Question: how soon till areas up to speed for new landscaping?
        - a. RCH wait at least four weeks, wait till RCH indicates certain zones are done
      2. Question how long are sprinklers on per zone?
        - a. 10 minutes for mist zones, rotor zones 20 minutes
      3. Question: will we get a schedule for timing of when will come on for days?
        - a. Right now on for 3 days a week and will provide to sub associations days
      4. Question: is 3 days a week enough for new plantings, and new landscaping?

- a. Landscaping to communicate with RMC to notify irrigation for additional watering
- 5. Question: Is water system on now?
  - a. Yes, but some areas still having issues that need to be looked at
- 6. Question: expect to be same schedule for winter?
  - a. Schedule will be adjusted between wet and dry seasons
- 7. Question: do we have a rain sensor?
  - a. No
- 4. Approved the meeting minutes for previous two meetings
- 5. Financial:
  - a. Running surplus ~\$86,000
  - b. Main areas haven't spent budget yet is irrigation tree trimming in August
    - i. Expecting more on irritation in the next few months to bring system up to speed
  - c. Question: how much debt are we paying per month?
    - i. ~\$4,500 monthly paydown of ~\$117,000 outstanding
- 6. Landscaping:
  - a. Landscaping committee meet and had agreement dead areas in front need removing
    - i. Proposal to remove \$300
    - ii. Suggestion: to find landscape architect for a plan
    - iii. Contract with Sunset is for maintenance not adding new items
    - iv. Suggestion: add something behind rock, previous plantings died
    - v. No determination for tearing out yet
    - vi. Landscaping from Sunset need more trimming around second pool and schedule is that is once a month
      - 1. Expect company to provide schedule on when, where and to do everything at once
      - 2. Doesn't have enough workers comp coverage, needs 500k they have only 100k
    - vii. Planning to trim trees in August
    - viii. Question: should landscaping committee do it to give Dawn a break?
      - 1. Larry will work with Eric and Dawn for items to process
    - ix. Question: any update with fountain and leave?
      - 1. Still being determined, some like and don't like rock, or to be cleaned more often
- 7. Light Posts and Painting:
  - a. Discussion of costs and items
  - b. Larry to meet with companies to get further clarity
  - c. Double count light posts and signs and pick a proposal for next meeting
- 8. Clubhouse AC broken
  - a. Cost ~\$5,800 for replacement, approved
- 9. New Business:
  - a. Open Discussion
  - b. Pool house second pool roof needs cleaning and trees leaning close to building, need quotes
  - c. By tot lot the palm trees are even to lights in that area
  - d. Discussed idea of lighting handball court
  - e. Social committee meeting next week on Tuesday at 6:30pm all
- 10. Adjurement
  - a. End: 7:47pm

**Votes**

Measure	1st/Proposed	Seconded	3	4	5	Outcome
Approve prev. meeting minutes 06-20-2019	Rich	Larry	Eric	Ryan		Passed
Replace Broken AC Club House	Eric	Ryan	Eric	Larry		Passed
Adjourn Meeting	Larry	Eric	Ryan	Rich		Passed