

Board of Directors Meeting

Posted: Tuesday, August 13th, 2019 at clubhouse bulletin and along entrance on Lennox Drive
Date: Thursday, August 15th, 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 Update
 - b. Lights/Street Lights
 - c. Pool Deck
 - d. Clubhouse Repairs
 - e. Social Committee
 - i. Game night (Oct)
 - ii. End of Year Holiday Party (Dec)
 - iii. Fairfield Fun Day (feb)
5. New Business
6. Adjournment

Attendance

Board Members

- Larry Abrams - President
- Rich Lubliner - Vice President
- Eric Hamm - Treasurer
- Eleanor Duffek - Director absent
- Ryan Rudock - Secretary

Residential Management Concepts

- Dawn Bedusa - Property Manager

Owners

- 17 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: 7:02pm
2. All board members present except Eleanor
3. Approved the meeting minutes
4. Financial:
 - a. ~\$250,000 operating accounts, ~\$85,000 for reserves
 - b. Spent ~\$98,000 less for yearly budget allocated up to the current calendar date
 - c. \$1,000 collect from renters as not part of lease, since not receiving interests,
 - i. Proposal by Larry to use approx. \$75K in rental deposits for paying down existing debt and use as liability line item moving forward
 - d. Will be starting next year's budget soon
5. Irrigation
 - a. Told all the systems are working now each zone running for ~10 minutes per day
 - b. Lake is higher since fixed pump by pool, the pump by pool will be fixed once there is dry weather
 - c. Additional pump that hasn't been used in years, looking into removing
 - d. Evaluating fountain near military to make sure everything working as expected
 - e. Discussion how there wasn't further communication with one potential irrigation company
 - i. Board indicated we never received a proposal bid from that company

- f. Question:
 - i. At what point does refilling stop?
 - 1. The pump auto stops at a certain point and should drain any overflow to canal to the south
- 6. Several deferred maintenance items needing to be addressed that board is going through based on need
- 7. Landscaping:
 - a. About \$25,000 budget with a focus on the front area
 - b. Awaiting proposals with plans of plants
 - c. Along military trail as well, future not this year but potentially later
 - d. Noticed iguanas in wider community, plan plants that don't attract iguana
 - e. Next week trimming of the trees on master, fairfield sides
 - f. CH2 dead palm next week being removed, risk for other palms
 - g. Question:
 - i. Landscaping of flowers by pool?
 - 1. Haven't considered that yet
- 8. Pool:
 - a. Upper pool deck needing repair, with proposal
 - b. Discussion of colors and sample splatter
 - i. Getting more samples or examples
 - c. Approve doing the work and to decide later the color/finish since didn't like rough surface/aesthetic
- 9. Street signs:
 - a. Approved adding concrete donuts and repainting only
 - i. ~\$6,300 for repaint and align
- 10. Lights:
 - a. Approve painting and concrete donuts only
 - b. Painting only ~\$16,000, with globes ~\$30,000
 - c. Bulbs replaced in Grand Fairfield and some throughout community have been replaced
 - i. LED slightly brighter
 - d. Some globes will need to be purchases, start with John
 - e. Approve replacing lights with community electrician John with limit of \$9,000
 - i. \$102 per new LED light from existing cleans and replaces
 - 1. About 90 lights left
 - f. Investigate timers and power sources for lighting in the community
- 11. Clubhouse Damage:
 - a. Think lighting struck and reveals siding damage
 - b. Ratified the fixing
- 12. Awning for guard gate
 - a. Non removable fixture and approved to prevent guests and guards getting rained on
- 13. Roads:
 - a. Received draft, will schedule a roads committee meeting
 - i. Include subassociation presidents
 - b. Aim for Sept for bids
 - c. Aim separate contracts per association for which ones will move forward
 - d. Other places needing redoing concrete work, ideas of adding sidewalking and ideas
 - e. Painting the pavers after redoing the roads
- 14. Social:
 - a. Next Tuesday night at 6:30pm meeting
 - b. Discussed suggested events
 - i. Non-alcoholic events, No cost
 - ii. End of year party indicate as inclusive as possible to all residents participation, aim to be not focused on any one holiday
- 15. Military Wall:
 - a. Need to trim back and getting more proposals
- 16. Pest control
 - a. Who is responsible for addressing pests?
 - i. Within your subassociation, it is their responsibility, and if master it is masters
- 17. Holiday Lighting:
 - a. Same cost and areas as previous years
- 18. Adjurement
 - a. End: 8:18pm

Votes

Measure	1st/Proposed	Seconded	3	4	5	Outcome
Approve prev. meeting minutes	Ryan	Rich	Eric	Larry		Passed
Utilize renters security deposit account to pay down debt and treat as a liability per budget	Eric	Larry	Rich	Ryan		Passed
Approve splattering of the pool deck and decide color when more samples are provided	Rich	Ryan	Eric	Larry		Passed
Signs: Painting, alignment and concrete donuts	Rich	Ryan	Larry	Eric		Passed
Light Poles: Painting, alignment of lights & concrete donuts, no new globes at this time	Rich	Ryan	Larry	Eric		Passed
Replace light bulbs to LEDs up to \$9000 limit with association electrician John	Rich	Ryan	Larry			Passed
Repair damage at clubhouse	Larry	Rich	Ryan	Eric		Passed
Awning guard gate	Eric	Rich	Larry	Ryan		Passed
Lights for holiday	Eric	Larry	Rich	Ryan		Passed
Adjourn Meeting	Eric	Ryan	Rich	Larry		Passed