

Board of Directors Meeting

Posted: Tuesday, Sept. 17th, 2019 at clubhouse bulletin and along entrance on Lennox Drive
Date: Thursday, Sept. 19th, 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
 - b. Lights/Street Lights
 - c. Pool Deck
 - d. Military Trail Wall
 - e. Clubhouse Repairs
 - f. Hedge on Lennox
5. New Business
6. Adjournment

Attendance

Board Members

- Larry Abrams - President
- Rich Lubliner - Vice President, Not present
- Eric Hamm - Treasurer
- Eleanor Duffek - Director
- Ryan Rudock - Secretary

Residential Management Concepts

- Dawn Bedusa - Property Manager

Owners

- 19 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: 7:00pm
2. All board members present except Rich
3. Approved the meeting minutes
4. Financial
 - a. Under expected budget year to day, doesn't include some recent additional irrigation/landscaping work
 - b. Only anticipating possibly an assessment for roads
 - c. Should be having an annual budget meeting next month
 - d. Balance on debt ~\$108,000 and just paid down ~\$75,000 from previous usage
5. Irrigation Company
 - a. RCH been working for about 1.5 months now all systems working
 - b. Lake refill turned off think from a power surge or items
 - i. Larry to talk to John about getting a surge protector
 - c. All irrigation is running now, if there are spots with issues please let RMC know to notify areas to RCH
 - d. Question: how often is irrigation running?
 - i. Everyday since an associate recently planted sod
 - e. Question: Someone look at irrigation issues near lake?
 - i. Will relay irrigation company to the area
 - f. Question: can associations get information from master on wetcheck schedule?
 - i. Yes, once RCH provides wetcheck schedule master will provide to associate schedules

6. Lights/Street Lights
 - a. White street signs have been cleaned and painted
 - b. Majority of concrete donuts added, a few more to do
 - c. Black light poles are still in process
 - d. Waiting on John electrician for clean globes, and new LEDs
7. Pool Deck
 - a. Upper main pool deck repainted and cleaned
8. Military Trail Wall
 - a. Outside has been painted
 - b. Question: was the inside military wall taken care of?
 - i. Not yet since the difficulty of landscaping in area, needs to be discussed again
9. Clubhouse Repairs
 - a. Replaced siding and wood rot exposed from lightning strike
 - b. Going to work on other side of clubhouse after contractor finished Carriage Houses wood rot
10. Landscaping/Hedge on Lennox
 - a. Larry obtained a couple proposals and awaiting further for front entrance
 - b. Signs in front entrance in need of repair
 - c. Advised the plants selected more for residential use instead of community areas
 - d. Tennis court side shrubs, take out dying shrubs out to be cleaner
 - e. Grand Fairfield side shrubs needing to explore if master takes over maintenance
 - i. Shrubs that Grand Fairfield maintains which is on master property
 - f. Grand Fairfield requested access to irrigation for their new landscaper
 - i. Master to not give access to the system but give notice to Grand fairfield contractor notice when irrigation company present and doing wetchecks
 - ii. Once have an irrigation schedule can provide to Grand Fairfield along with other associations
 - g. Question: What does master tree trimming take care of?
 - i. Handles the master property area, and names can be provided
11. Roads
 - a. Larry has initial draft from Craig A. Smith proposal bid document company, and he has a couple of changes to work out with the company that Larry views as potentially not needed, to reduce cost
 - i. Approach to have 1.25in. thickness instead of 2in.
 - b. Once get bid package ready setup a roads committee meeting
 - c. Aim to take less than a month for getting work done
12. Social
 - a. Next meeting is Sept 25th. 6:30pm
 - b. Adult Game night Oct. 18th at 7:30pm
 - c. Childrens Winterwonderland Dec. 7th morning
 - d. Question: Can we sent out an email notice to residents?
 - i. Yes, we'll get some copy together and send out along with updating the website
13. Maintenance items
 - a. Dog bag stations by lake some bottoms need fixing, see if master maintenance can look at
14. Adjurement
 - a. End: 7:46pm

Votes

Measure	1st/Proposed	Seconded	3	4	5	Outcome
Approve prev. meeting minutes	Ryan	Eleanor	Eric	Larry		Passed
Adjournment Meeting	Eric	Eleanor	Larry	Ryan		Passed