

### **Board of Directors Meeting**

Posted: Tuesday, Oct. 15<sup>th</sup>, 2019 at clubhouse bulletin and along entrance on Lennox Drive  
Date: Thursday, Oct. 17<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. Landscaping (Front Entrance)
  - b. Lake
  - c. Pool
  - d. Hedge on Lennox
  - e. Roads
5. New Business
6. Adjournment

### **Attendance**

#### **Board Members**

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

### **Residential Management Concepts**

- Dawn Bedusa - Property Manager

### **Owners**

- 7 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: 7:04pm
2. All board members present except Rich
3. Approved the previous meeting minutes
4. Financial:
  - a. ~\$91,000 in reserves
  - b. Running under year to date operating expenses
    - i. Slightly over budget year to date for tree trimming
    - ii. Wood rot fixing finished for clubhouse
5. Landscaping
  - a. A palm tree fell over at larger pool and fence still needs repaired, send out people to evaluate all palms, advise subs to do as well
  - b. Several palms along entrance appear possibly diseased
  - c. Concern in future for the larger trees along Lennox
  - d. RCH provided landscaping which Larry advised can't see too much detail of what the items would be
  - e. Solicitation of bid for entrance area by DS Boca
    - i. Cost \$2,500 for specifications for getting bids
    - ii. Discussion of need question of needing getting a plan?
      1. Larry advised proper plants for how much and exact wording for landscapers
  - f. Question: is architect include the area by the tennis courts where guards part?
    - i. Nope

6. Lake
  - a. Trees hanging over the lake causing maintenance issues
  - b. Metal pipes from Boca Center pipes appear degrading and soil eroding areas
    - i. Boca Center maintenance representative (Roberto) indicated they would
  - c. Currently spending \$250 for general maintenance of drainage lake and noticed the Boca Center maintenance rep that they are meant to split the costs
  - d. Hedges/Trees 5 feet into the wall by Boca Center as their easement to maintain
  - e. Boca Center possibly interested in getting more portions of it and possibly in future take over maintenance with lake
  - f. Apparently there is a tool that can reduce the muck in the lake to improve the quality of the water
    - i. Awaiting a proposal
  - g. Gate sticking
7. Pool
  - a. Basketball court broken glass bottles found
  - b. Idea of getting the pools locked, not locked currently
  - c. Fobs idea think was \$15,000-\$18,000 with 500 fobs
  - d. Question: What was the reason keys for pool no longer present?
    - i. People were leaving open
  - e. Night would need someone to lock, guard gate line up
  - f. First time warning per year, then fine on second
  - g. Eleanor to work with Dawn on ideas for Fobs or other system to lock pools and identify resident
8. Hedge on Lennox
  - a. Believe the hedges are on master property while Grand Fairfield has been maintaining
  - b. No room for Grand Fairfield to add shrubs
  - c. Trees with roots growing into patios of Grand Fairfield
  - d. Lennox preference is to just look nice
  - e. Grand Fairfield will pay for additional chart of landscape architect for their side on Lennox
9. Roads
  - a. Update is awaiting bids
10. Nuances
  - a. Noted that some children are knocking on doors and running
11. City Elections (Larry Topic)
  - a. Fairfield and Paradise palms, exploring more activity having a candidates night
  - b. Andi Thompson only one from west of 95, thought if we host or show interest might get more city attention to this area and improve landscaping area
12. Social
  - a. Adult Game night Oct. 18th at 7:30pm
  - b. Childrens Winterwonderland Dec. 7th morning
13. Adjurement
  - a. End: 7:56pm

**Votes**

Measure	1st/Proposed	Seconded	3	4	5	Outcome
Approve prev. meeting minutes	Eleanor	Ryan	Larry	Erick		Passed
Proposal for Landscaping design by DS Boca	Eric	Eleanor	Larry			Passed
Adjournment Meeting	Eric	Eleanor	Ryan	Larry		Passed