

### **Board of Directors Meeting**

Posted: Tuesday, Feb. 18th, 2020 at clubhouse bulletin and along entrance on Lennox Drive  
Date: Thursday, Feb. 20th, 2020  
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. Roads
5. New Business
6. Adjournment

### **Attendance**

#### **Board Members**

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

#### **Residential Management Concepts**

- Dawn Bedusa - Property Manager

#### **Owners**

- 12 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: 7:01 pm
2. Eleanor & Rich not present
3. Approved the previous meeting minutes
4. Financial
  - a. ~\$85,000 in reserves, ~\$79,000 in operating account
  - b. Three units behind significantly
5. Road Update
  - a. M&M matched bid and going with them
  - b. Attorney for master drafting agreement for master and sub-associations to formalize roads
  - c. Did costs change?
    - i. Overall the same but some variation per sub-association
  - d. Speed bumps all will be the same and less in height, potentially add more in certain areas such as in Carriage houses
  - e. Aim to have contractor come and discuss further with community
6. Eastern Well
  - a. Not working correctly and postpone further discussion till more board members present
  - b. Second pump for refilling lake when using water, not impacting irrigation
7. Lights
  - a. Electrician having health issues so hasn't made progress on lighting in last month
  - b. 8th Street still needs to be finished and then Carriage houses area
8. Whitefly
  - a. Noted issue in community that is being worked on
  - b. Fairfield drive a specific concern
    - i. Addressing after roads are handled

- 9. Social
  - a. Adult board game night this Friday at 7:30
  - b. Adult board games scheduled every other month on the third Friday at 7:30pm
    - i. See website under calendar for dates and other events
  - c. March 14th Patty's Pi Day by basketball court, Saturday morning
- 10. Annual Meeting Elections
  - a. Tuesday, March 3rd at 8pm
- 11. Adjurement
  - a. End: 7:21pm

**Votes**

<b>Measure</b>	<b>Proposed</b>	<b>Seconded</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Outcome</b>
Approve previous meeting minutes	Eric	Larry	Ryan			Passed
Adjournment Meeting	Eric	Larry	Ryan			Passed