

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FOR BOCA LAKES CONDOMINIUM ASSOCIATION, INC. HELD ON
WEDNESDAY, OCTOBER 11, 2023, AT 7:00 PM, IN CLUBHOUSE & ZOOM**

Roll Call: Juan Inastrilla, President; Pat Chapman, Vice President; Robert Ash; Secretary/Treasurer, Mike Ferretti, Ruth Taylor, and Shirley Ann Goguen; Directors. Howard Butler was absent. Also, Property Manager; Sarai Williams.

Minutes: Juan made a motion to waive the reading of September 13rd, 2023 minutes and approved as written. Seconded by Pat, all in favor. Motion carried.

Committee Reports:

Treasurer: Robert reported accounts receivable balance is \$24,271.80 as of 9/30/23. Also, the operating account balance is \$110,736.25 and reserve account balance is \$352,678.22 as of 9/30/23.

Manager: Update on the a few maintenance projects.

Grounds: Pat report that Command Pest Control has tented several buildings in this year. It might be due to the lack of termidor treatment which is noted to prevent termites.

Building & Maintenance: Mike reported that if you have a problem with the painting job, please submit a work order to the office.

Sales & Rental: Robert reported four sales from September 2023 to October 2023. The highest sale was \$245,000 for an end unit. One new lease at \$2,150.

Legal: Robert reported two pending litigations with Shir Guy Law Group. There are no accounts in collection with the new attorney (Michael Bender).

Insurance: No report at this time.

Adjournment:

Juan made a motion to adjourn the meeting at 7:13 p.m., seconded by Pat, all in favor. Motion carried.

Good and Welfare

Respectfully submitted,
Sarai Williams, LCAM
On behalf of the Boca Lakes Condominium Association, Inc.