**MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM**

**ASSOCIATION, INC. HELD ON WEDNESDAY NOVEMBER 12, 2020 AT 7:00PM., ON**

**ZOOM VIDEO CONFERENCE CALL.**

**ROLL CALL**

Those Board members present were Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer; Lisa Depace, Secretary. Directors, Tina Goebel, Stephan Panebianco, Howard Butler & Vincent (Chancy) Tancredi were also present. Joseph Zegarelli was absent with notice. Also present was Sandra Robinson, Property Manager & Gary & Marie Palombi, Owner’s from Residential Management Concepts.

**APPROVAL OF MINUTES**

Maryann Biancardi motioned to approve the minutes from the (1) October 21, 2020 Special Assessment Board Meeting, (2) October 21, 2020 Budget Meeting (3) October 21, 2020 Regular Board Meeting, seconded by Patricia Chapman. All in favor, motion carried.

**ELECTIONS**

Norman stated the due to the pandemic we do not have a safe area to conduct the election process, normally starting with the mailing notice now, leading to elections in January. We must provide all members the chance to appear in person, with social distancing. On the advice of our attorney, there is no choice but to postpone the annual meeting and elections. The mandates of the present board will be extended until such time that the elections can be conducted safely, in accordance with CDC and State regulations.

Howard stated that it should be known that it does not extend the term of the current board. The current board term would normally expire on the second Wednesday of January 2021, the date for our elections according to our documents. The postponement means the current Board members terms would continue until such time that an approved safe election takes place.

Norman made a motion to postpone the elections as discussed, seconded by Chancy. All in favor, motion carried.

**OLD BUSINESS**

● **Documents Revision** – Howard stated that a few meetings ago there was approval for the examination review and revision of the doc’s. We are in the process of developing a timeline for the revision. There will be more to say about that in coming meetings.

Amendments so far have been reviewed, some of which are out of date, some are contrary to statutory law, and some have been debated. Howard wanted to make it a matter of record that there will be an investigatory phase then it goes to the committee then the board then the owners for review and approval .

**NEW BUSINESS**

● **GROUNDS** - ​Pat stated that anything that is planted has to go through the office and have an architectural form filled out and approved. There is a terrible problem with people just planting whatever they want. If it is planted and there is not an approved plant form on file it will be removed. Pat also stated that it is ok to use a chair while on the front porch, but the chair needs to go inside once you go indoors. It needs to be removed, or at least not visible behind your shrubs . There should be no furniture in the front.

● **SALES & RENTALS** – Lisa stated there were 6 sales this month; the highest at $175,000 and the lowest at $119,900. There was only 1 rental, a corner unit not redone at $1,250. Lisa wanted to point out that if you see a new neighbor moving in call the office to check if they are aware. There has been many illegal rentals discovered. If an application has not been submitted, there is no background check and interview. It is for the safety of all our residents. Rules must be followed.

● **Financial** – ​Norman gave the financial report for ten months ending October 31, 2020. Total income $1,357,961; total expenses $1,416,296. Deficit for the ten months 58,335. The monthly per unit cost comes to $316.14. Norman reminded everyone that since we’re paying only $300, the $16 per month per unit comes to $86,000 shortfall for the year. Norman also mentioned the outstanding aged balances are increasing every month. People are not paying their dues, assessments, late fees and interest. Every month the balance has been increasing. Last month was under $20,000; this month it’s almost $29,000. Norman also stated that we are not going to forgive late fees.

Being no further business before the Board, Maryann Biancardi moved to adjourn the meeting, Seconded by Norman Goldstein. All approved.

Respectfully submitted,

On behalf of the Secretary

Boca Lakes Condominium Association, Inc.