

**MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM ASSOCIATION, INC. HELD ON WEDNESDAY FEBRUARY 10th, 2021 AT 7:00PM. ZOOM VIDEO CONFERENCE CALL.**

**ROLL CALL**

**Patricia Chapman, President called the meeting to order**

Those Board members present were Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer, Lisa Depace, Secretary, Howard Butler, Director at large. Absent with notice, Director Vincent (Chancy) Tancredi. Also present was Robert Alter, Property Manager.

**Minutes**

Lisa made a motion to waive the reading of the minutes and approve as written. Seconded by Pat, all in favor, none opposed, motion carries.

**RMC update:**

Maryanne informed everyone that RMC had given the community 60 days' notice to vacate the management contract. She also told everyone that the BOD was interviewing other management companies that had more technology to offer the community, such as work order tracking, violation letter functionality, easier bookkeeping access.

**Managers update**

Robert Alter told the owners that the association had gone out to bid on two projects, irrigation, and soffit replacement. He also explained to everyone the importance of having keys to all units and insurance documentation from all owners. He also told owners that violations were at an all time high. He explained that the neighborhood would increase in value if these violations were cleared up as people can only see the front of houses from the street. He also mentions that there were still approximately 170 units that still had not turned in the security information update sheets. He explained that there would be many less complaints regarding the guard service if they had the additional information, so they could do their jobs effectively. It was also brought to the manager's attention that the guards were letting some vehicles in without calling ahead. Robert told owners that he would speak to the regional manager of united K9 to address this issue.

**Committee Reports**

- **Standards**  
No report
- **Insurance & Legal** – Howard explained to all owners the importance of having every unit key in the office as well as up to date insurance policies for each unit. He told everyone that this is the law and asked the BOD to vote on turning off the bar codes for any owner that fails to follow up on these two Important issues. He also mentioned that there are a lot of dogs running around unleashed. Robert Alter mentioned that it is the law in Palm beach County that states all dogs must be licensed and leashed in the county. Howard also stated that our rules and regulations only allow service and support animals in our community. He also mentioned a specific person that allowed her animal to go out of the house unleashed and does not clean up after her dog at all. Robert Alter told everyone that he was aware of the issue and would make sure the owner restrained her dog and cleaned up after it.
- **BUILDING AND MAINTENANCE**  
Pat informed everyone that Ambassador was on premises to inspect buildings that were tented in prior years to see if any infestation was present as well as to look at a few quads that have contain units where droppings were observed. Three quads were found to have active infestations, one had

subterranean infestation and would not have to be tented and could be treated under the slab. None were scheduled for treatment yet.

- **POOL**

No Report

- **GROUNDS**

No Report

**Sales & Lease**

Lisa informed the owners present that there were 2 leases and 7 sales in December.

**Financial**

Norman stated for the 12 months ending 12/31 there is a net deficiency of \$36,057 Excess of expense over revenue As of yesterday. there is \$390,388 in the operating cash account and there is \$536,105 in the reserve account. Norman stated that as of 12/31 there's \$37,043 outstanding in the maintenance fee and assessments., with \$13,495 at the attorney. Maryanne made a motion to accept the financial report, Pat seconded the motion, all in favor, motion carried.

**NEW BUSINESS**

- **Lighting Project**

Norman stated that Godley Electric would be starting the replacement of the poles and globes in the next two weeks. Norman made a motion to approve the additional \$2264.00 for Godly electric, Maryanne seconded the motion, all in favor, motion carries.

- **Any other business as necessary** No other business.

- Howard made a motion to disconnect the gate pass for uncured violations and past due fees over 30 days. Second by Lisa motion carried all in favor.

- **Adjournment**

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

**Good and Welfare**

Respectfully submitted,

On behalf of the Secretary

Boca Lakes Condominium Association, Inc.