

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FOR BOCA LAKES CONDOMINIUM ASSOCIATION, INC. HELD ON
WEDNESDAY, SEPTEMBER 13, 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, present was Shelly Goldberg, Property Manager; and Sarai Williams, Assistant Property Manager.

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

Committee Reports:

Treasurer: Robert reported that Association is in good standing. The accounts receivable balance is \$26,120.93 as of 8/31/23. Also, the operating account balance is \$55,585.78 and reserve account \$382,760.94 as of 8/31/23.

Manager: The new assistant Property Manager is Jenny Medina, schedule is 9 A.M. to 5 P.M, closed from 12 p.m. to 1 p.m. for lunch. The website has been made private for resident forms, community committees, and meeting minutes tabs. Update on the pool and a few maintenance projects.

Grounds: Pat report that Quality Plus will not do any more major trimming around the buildings, only maintenance.

Building & Maintenance: Mike reported that if you have a problem with the painting job, please submit a work order to the office. The painters added a two men crew to speed up the project. Also, the Association has spent estimate \$12,000 for plumbing repairs to pipe behind the walls. It's important to be vigilant.

Sales & Rental: Robert reported six sales from June 2023 to September 2023. The highest sale was \$230,000 for a middle unit. Two new leases at \$2,300 and \$1,850.

Legal: Robert reported two pending litigations with Shir Guy Law Group. There are no accounts in collection with the new attorney (Michael Benner). Late assessment notices have been sent out.

Insurance: Robert reported that the policy increased by 40%.

Adjournment:

Juan made a motion to adjourn the meeting at 7:33 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.