

**MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM
ASSOCIATION, INC. HELD ON WEDNESDAY, JANUARY 12, 2022, AT 7:00 PM, ON ZOOM VIDEO
CONFERENCE CALL.**

ROLL CALL

Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer; Lisa Depace, Secretary; Howard Butler, Director; Vincent (Chancy) Tancredi, Director; Also present was Joe Vito, Property Manager & Sarai Williams, Asst. Property Manager.

Minutes

Maryann made a motion to approve the November 10th, 2021 with changes & the December 1st, 2021 meeting minutes second by Pat all in favor motion passed.

Committee Reports:

Building/Maintenance: Pat reported that the soffit project is moving along as planned. The thrush tails are uneven making the project more difficult; however, Dean is doing a great job. There are 35 building left.

Grounds: Pat reported that she is pleased with the new landscape company, grounds are looking well-manicured. Pat also stressed that if a unit want to do any landscape changes, they must fill out an alteration/planting request before planting.

Irrigation: Joe reported that the irrigation pump on the East side needs new bearings, Technology ordered parts.

Sales/Lease: Lisa reported top sales price was \$240,000.00 low price \$155,000.00. There was only one rental for a middle unit for \$1,700.00.

Insurance/Legal: Howard report that he will be reviewing our insurance policy. However, you can't really do much until 30 days prior to expiration (5/31/2022).

Financials: Norman reported total income \$1,390,124. Expenses, including reserve allocation \$1,404,435 resulting in an operating loss of \$14,311. As reported at previous meetings, we are heading towards a substantial operating loss for the year for the 9 months in operating fund.

Old Business:

New Business: Pat made a motion to have maintenance personnel repair the Bocce Ball Court seconded by Mary Ann all in favor. As per emails Boca Lakes will be going forward with lawsuit.

Being no further business before the board, Maryann moved to adjourn the meeting, second by Pat all in favor.

Respectfully submitted,
On behalf of the Secretary
Boca Lakes Condominium Association, Inc.