

BOCA LAKES CONDOMINIUM ASSOCIATION
8768 CHEVY CHASE DRIVE
BOCA RATON, FL. 33433

MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 10, 2024 @ 7:00 PM

ROLL CALL:

Pat Chapman, Pres.
Luann Biancardi, Vice-Pres.
Howard Butler, Secretary.
Mike Ferretti, Treasurer.
Vincent Tancredi, Director.
Shirley Goguen, Director.

MINUTES:

Pat Chapman made a motion to approve the minutes from the January 8, 2024 Board of Directors meeting. Mike Ferretti seconded the motion. All voted in favor of approving the motion. Motion passed.

COMMITTEE REPORTS:

PRESIDENTS REPORT: NO REPORT

TREASURERS REPORT:

MIKE FERRETTI, TREASURER, REPORTED AS FOLLOWS:

\$ 85,938.98	OPERATING
\$ 822,129.43	TOTAL ASSETS
\$ 765,303.56	TOTAL LIABILITIES
\$ 174,975.79	CURRENT YEAR NET INCOME/(LOSS)

The Treasurer, who also oversaw the painting project, reported that the painting project has been completed.

GROUNDS REPORT:

Pat Chapman informed the Board of Directors there would be no price increase From MARTY BUGS.

BUILDING AND MAINTENANCE REPORT:

Mike Ferretti reported that BREEZLINE, the new cable company that will be starting in 2025, will be starting some of their installation work at the property in mid- April, 2024.

Mike Ferretti also reported that a new water fountain will be installed at the pool. This will happen within a week or two.

SALES AND RENTALS:

Luann Biancardi reported there were (2) recent sales, 1 for \$ 315,000.00 and 1 for \$ 183,000.00. She also reported there were 2 recent rentals, 1 for \$ 2,050.00 and 1 for \$ 2,600.00

Pat Chapman, President, reported the following:

1. The entire Board of Directors approved terminating the services of their current law firm (KBR) and replacing KBR with the law offices of Valancy & Reed.
2. The entire Board of Directors approved the hiring of GARING PARKING ENFORCEMENT.
3. Pat Chapman reported the Board of Directors all agreed that cars that were "backed-in" were not allowed to park overnight "backed-in." Parking "backed-in" is only allowed while loading and unloading vehicles.

ADJOURNMENT:

Howard Butler made a motion to adjourn the meeting. Luann Biancardi seconded the motion. All approved the motion to adjourn. The meeting was adjourned at 8:15 PM.