

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF BOCA LAKES CONDOMINIUM ASSOCIATION, INC. HELD ON MONDAY, JANUARY 28, 2019 AT 4:00 PM., AT THE CLUBHOUSE 8768 CHEVY CHASE DRIVE.**

**ROLL CALL**

Those Board members present were, Patricia Chapman, President; MaryAnn Biancardi, Vice President; Lisa Depace, Treasurer; Howard Butler, Secretary. Directors - Elissa Pratt, Neil Rosen, Jay Semmel, and Joseph Zegarelli. Vincent (Chancy) Tancredi was absent with notice. Also, present was Carol St. Aubin, Property Manager and Gary Palombi owner of Residential Management Concepts.

**MINUTES**

- Lisa Depace moved to accept the Organizational minutes from January 22, 2019 as presented; seconded by MaryAnn Biancardi. All in favor. Motion carried.

**OLD BUSINESS**

- None discussed.

**NEW BUSINESS**

- Legal Counsel – Howard Butler briefed the new Board members that due to the lack of service and high legal bills it was being considered to change the associations attorney. All new legal and collection files along with the pending bathroom lawsuit would be sent to the new attorney. Current collection and one foreclosure file would remain with KBR. Howard made a motion to send a 30-day notice to Kaye Bender Rembaum PA and to retain Shir Law Group; seconded by Lisa Depace. The vote was called Patricia Chapman, MaryAnn Biancardi, Lisa Depace, Howard Butler voting in favor. Elissa Pratt, Neil Rosen, Jay Semmel, Joseph Zegarelli voted against. (4/4). After further discussion Jay Semmel suggested that the Board review the contract in three months. Another motion was made by Howard Butler to hire Shir Law Group and to send a 30-day cancellation notice to Kaye Bender Rembaum PA; seconded by Lisa Depace. All in favor. Motion carried.
- Signatories will be attached to all sales & rental applications. Board will be notified to come into the office (a) after the Director signs off on the inspection report and has done the interview (b) but before the President signs the approval.

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- Lisa Depace made a motion to approve the proposal for wiring repairs around the inside of Belle Lake from U.S. Utility Services \$8,325.00; seconded by MaryAnn Biancardi. All in favor. Motion carried. This amount will be credited to the amount owed to Boca Lakes from U.S. Utility Services for irrigation damages incurred during the AT&T cable installation.
- Additional plants are being may be purchased to fill in bare spots along Lyons Road. Joe Zegarelli will get prices. It was suggested that Joe speak to the current landscaper and to get a proposal for plants and installation.

Being no further business before the Board, President Patricia Chapman, moved to adjourn the meeting at 4:45 PM.

Respectfully submitted,  
On behalf of the Secretary