

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

ROLL CALL

Patricia Chapman, President; MaryAnn Biancardi, Vice President; Norman Goldstein, Treasurer; Lisa Depace, Secretary: absent with notice; Howard Butler, Director; Vincent (Chancy) Tancredi, Director; Also present was Joe Vito, Property Manager.

Minutes

Maryann made a motion to approve the October 13th & 20th 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.

Grounds: Pat reported that she is pleased with the new landscape company, grounds are looking well-manicured. Ambassador was on property to fertilize and perform weed control.

Irrigation: Joe reported that the irrigation project is complete and we will be receiving a final invoice.

Sales/Lease: Top sales price was \$225,000.00 low price \$168,000.00. Top rental was \$2,500.00 lowest \$1,450.00.

Insurance/Legal: Howard report that our attorney is reviewing our By-Laws and Rules & Regulations that need to be amended. Damion will not have any proposals until the end of May.

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.

Old Business:

New Business: Reviewed R&R. Will table to next meeting.

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.