

**MINUTES OF THE BOARD OF DIRECTORS OF BOCA LAKES CONDOMINIUM
ASSOCIATION, INC. HELD ON WEDNESDAY, FEBRUARY 2, 2022, AT 2:00 PM,
IN CLUBHOUSE AND ON ZOOM VIDEO CONFERENCE CALL.
OFFICERS ELECTION MEETING**

Call to order

Guy Shir conducted the meeting seating of new and re-elected board members.

Thru secret ballot the board established officers' titles as follows:

OFFICER'S

Dmitry Levin - President
Luann Biancardi - Vice President
Howard Butler - Secretary
Norman Goldstein - Treasurer

DIRECTOR'S

Robert Ash
Jay Semmel
Joseph Sassano
Chancy Tancredi
Brenda Wertheim

Following the election of officers, Guy Shir (Attorney) was informed of the problem regarding a neighbor whose actions affecting the health, welfare and safety of the adjoining neighbors in the following manner: her all-day screaming of obscenities, loud noises, all-night banging on walls, removing and repositioning neighbors' furniture from their back patios, and most recently, intentionally damaging the water lines, causing flooding in her unit and adjoining units to, using her outdoor hose to soak the inside walls of her neighbors' units. There is potential mold, water cleanup and damage to not only the drywall, floors and electrical plugs shorting out.

The neighbors involved have called the police on many occasions and were informed by the police officers that these actions, although disturbing, are not criminal in and of themselves, and that there was no basis for arrest.

After having heard from both the neighbors and from the board members, Mr. Shir stated that neither Boca Lakes Documents nor Florida statutes provides for arrest for those actions committed. At most, the Boca Lakes Condominium Association can cite her for violations based upon the bylaws and/or the rules and regulations, but that she may not be evicted from her unit on the basis of the incidents noted.

As a result, Mr. Shir stated that these acts constitute a health, welfare, and safety issue, as well as a damage issue, and that the following procedure must be followed:

In the lawsuit he is drafting, he will ask for an injunction to stop her actions, as well as an award for damages and finally for her removal from the property / premises.

In order to do this, he needs to file a lawsuit and then an emergency motion for emergency relief.

To support an emergency motion, he will need affidavits attested to by persons with direct knowledge of the situation, which describe what is going on based on their personal knowledge and experience.

The affidavit becomes an exhibit to his lawsuit. The affidavit must be signed and what further information they have can be added to personalize the lawsuit. Once filed, he will file the emergency motion and wait for the Court to review it and decide if such an emergency exists whereby the Court will take immediate action to stop her and / or remove her

Dmitry motion to adjourned the meeting second by Robert all in favor.

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