

Boca Lakes Condominium Association, Inc.
MINUTES - Board of Directors Meeting Minutes October 7, 2024

The meeting was called to order at 7:03 PM by the President, Pat Chapman. 4 Board Members were present; Pat Chapman, President; Luann Biancardi, Vice-President; Michael Ferretti, Treasurer; Howard Butler, Secretary (Speakerphone); Shirley Goguen was absent. Karyn Paige-Diaz was present for Phoenix Management Services.

Patricia Chapman made a Motion to approve the Minutes of June 27, 2024 as presented. The Motion was seconded by Mike Ferretti; Motion passed unanimously.

Michael Ferretti presented the Treasurer's Report as of August 31, 2024. Current Year Income/Loss is \$192,550.43; Total Liabilities & Equity is \$1,442,480.03. Pat Chapman Motioned to approve the report as presented. Luann Biancardi seconded the Motion. All Approved.

Approval and Ratification of Rules & Regulations. A. the rules that vehicles must be pulled into parking spaces will be presented at the next Board Meeting for approval. Luann Biancardi made a Motion to approve Rules & Regulations B through M. The Motion was seconded by Pat Chapman and passed unanimously.

New Contracts:

Landscaping – Mix It Green Landscaping- Motion made by Luann Biancardi to accept contract; Seconded by Pat Chapman; Passed unanimously.

Irrigation – Mix It Green Irrigation – Motion made by Mike Ferretti to accept contract; seconded by Pat Chapman; Passed unanimously.

Lake Maintenance – Solitude Lake Management – Motion made by Pat Chapman to accept the contract; Seconded by Mike Ferretti; Passed Unanimously.

Pool Maintenance – Aqua Clear Pool Maintenance – Motion Made by Pat Chapman to accept the contract; Seconded by Luann Biancardi; Passed unanimously.

Attorney – Rosenbaum Attorneys at Law- Motion made by Luann Biancardi to accept the contract; Seconded by Mike Ferretti; Passed unanimously.

Michael Ferretti made a Motion to adjourn the Meeting.

Luann Seconded the Motion.

The Motion passed unanimously.

Meeting adjourned at 7:25 PM.

APPROVED RULES AND REGULATIONS

- A. VEHICLES MUST BE PULLED INTO PARKING SPACES WITH THE REAR BUMPER FACING THE STREET, SO THAT THE LICENSE PLATE IS VISIBLE FROM THE STREET.
- B. THE OFFICE WILL AFFIX A BARCODE AND ROUND REAR WINDOW DECAL TO THE VEHICLES REGISTERED AND APPROVED BY THE BOCA LAKES CONDOMINIUM ASSOCIATION FOR RESIDENCY.
- C. IF A NEW VEHICLE IS PURCHASED, YOU MUST PROVIDE THE OFFICE WITH THE NEW REGISTRATION, PURCHASE A NEW BARCODE AND OBTAIN A NEW REAR WINDOW DECAL. BARCODES AND DECALS CANNOT BE TRANSFERRED TO ANOTHER VEHICLE.
- D. OPEN HOUSES ARE NOT ALLOWED.
- E. RENTAL USE OF THE CLUBHOUSE IS FOR THE EVENTS OF THE APPROVED OWNER/LEASEE ONLY. IT IS NOT TO BE USED FOR EVENTS OF FAMILY MEMBERS AND/OR FRIENDS OF THE OWNER/LEASEE.
- F. ALL REQUESTS FOR A FORMAL RECORDS REVIEW MUST BE RECEIVED BY THE ASSOCIATION IN WRITING TO BE CONSIDERED AS A PROPER REQUEST.
- G. THE ASSOCIATION WILL RESPOND TO THE WRITTEN REQUEST WITHIN 10 BUSINESS DAYS OF RECEIVING THE REQUEST AND GIVE A DATE AND TIME FOR THE RECORD INSPECTION.
- H. RECORD INSPECTIONS WILL BE SCHEDULED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 10:30 AM AND 2:30 PM
- I. EACH RECORD INSPECTION SHALL TAKE NO MORE THAN FOUR (4) HOURS.
- J. NO REVIEW OF THE SAME DOCUMENT SHALL OCCUR MORE THAN TWO (2) TIMES PER MONTH.

K. RECORD INSPECTION REQUESTS ARE INSPECTIONS, NO QUESTIONS SHALL BE ANSWERED BY ANY REPRESENTATIVE OF THE ASSOCIATION OR MANAGEMENT DURING THE INSPECTION.

L. NO MORE THAN 3 RECORD INSPECTION REQUEST PER MONTH

M. COPIES OF DOCUMENTS WILL BE \$0.25 PER PAGE.