

**BOCA FALLS HOMEOWNERS ASSOCIATION, INC.**  
**Board of Directors Minutes**  
**January 16, 2007**  
**Boca Falls Clubhouse**

**Present:** Mr. Comiter, Mr. Brands, Mrs. Mendonca, Mr. Brill, Mr. Leudesdorff,  
Mrs. Licht, Mr. Fein, Mrs. Kirman, Mr. Stein, Mrs. Thomes  
**Absent:** None  
**Also present:** Michael Fleming, Patricia Spodak from Castle Group

The meeting was called to order at 7:37PM.

Quorum was established.

The Board met in executive (closed) session to discuss a matter of pending or threatened litigation.

The Board discussed the status of the enforcement of the Board decision that the Belleme dog be removed from the community.

*Motion to direct the Association attorney to pursue enforcement of the Board's decision that the Belleme dog be removed from the community was made by Mr. Fein, seconded by Mrs. Thomes. Motion passed 9-0.*

**For Motion:** Mr. Comiter, Mrs. Mendonca, Mr. Brill, Mr. Leudesdorff, Mrs. Licht, Mr. Fein, Mrs. Kirman, Mr. Stein, Mrs. Thomes  
**Against Motion:** None

The executive session was concluded and the meeting was opened to all homeowners at 8:00 P.M.

*Motion to approve the Minutes of November 21, 2006, and December 19, 2006, was made by Mr. Fein and seconded by Mr. Stein. Motion passed 9-0.*

**For Motion:** Mr. Comiter, Mrs. Mendonca, Mr. Brill, Mr. Leudesdorff, Mrs. Licht, Mr. Fein, Mrs. Kirman, Mr. Stein, Mrs. Thomes  
**Against Motion:** None

The President, Mrs. Kirman, presented her best wishes to the board and the members for the New Year. She made a few comments on Mr. Doyle, the landscape architect, coming to make a presentation. She also mentioned that the last chair for the clubhouse is in the process of being recovered.

Mr. Stein reviewed the December 2006 financial statements.

The property manager was asked to provide the balance sheet, profit and loss statement, the budget update and the delinquency report in each month's financial package for the Board.

The Board discussed the status of the renewal and investment of the reserve funds in certificates of deposit. The property manager was requested to contact Morgan Stanley and

Smith Barney to see how the reserve funds can be invested and present options at the next meeting.

The property manager was directed to contact Gerstle, Rosen and Goldenberg for the preparation of the 2006 financial audit.

The status of delinquent homeowner accounts and collections were discussed. Mr. Fleming advised that due to the transition of management companies, no late fees were charged to homeowners in December and January.

Mr. Fleming presented a collection policy for delinquent accounts prepared by Castle Group.

*Motion to approve the collection policy attached hereto was made by Mr. Stein, seconded by Mrs. Mendonca. Motion passed 9-0.*

**For Motion:** Mr. Comiter, Mr. Brands, Mrs. Mendonca, Mr. Brill, Mr. Leudesdorff, Mrs. Licht, Mr. Fein, Mrs. Kirman, Mr. Stein, Mrs. Thomes

**Against Motion:** None

At this time, Mr. Brands arrived.

Mr. Brill introduced one of his constituents, Mrs. Holly Band. Mrs. Band addressed her concerns regarding safety and security within the association. The Board discussed the status of access into the community by pedestrian and the status of lighting along Boca Falls Drive and around the neighborhoods. The Board discussed the status of various safety and security issues and many different opinion concerning the status of these issues were presented by homeowners in attendance. The Property Manager was requested to research how to improve lighting within the community and will contact FPL to review how it can be maximized.

Mr. Matthew Doyle, the landscape architect, presented his preliminary plans. He spoke about the perimeter trees and believes 130 trees are needed to be replaced. He made a presentation on the buffer zone, and reviewed the clubhouse area and Boca Falls Drive. The buffer will have to be the first phase of the project. The Board reviewed the preliminary plans and provided comments and input to Mr. Doyle.

The removal of the 3 dead sabal palms on Boca Falls drive was approved for a cost of \$1,000.00.

Mr. Leudesdorff presented the equipment bids for the fitness center. The Board reviewed and discussed the bids.

*Motion to approve Pro Fitness for replacement of the fitness room equipment at a cost of \$51,671.62, and to take the money out of the general reserve fund was made by Mr. Comiter, seconded by Mrs. Licht. Motion passed: 9-1*

**For Motion:** Mr. Comiter, Mr. Brands, Mrs. Mendonca, Mr. Leudesdorff, Mrs. Licht, Mr. Fein, Mrs. Kirman, Mr. Stein, Mrs. Thomes

**Against Motion:** Mr. Brill

At this time Mr. Stein left the meeting.

Property Manager presented her report. More proposals are needed for the door replacement in the clubhouse.

The Board discussed the color choices for the painting and carpeting of the fitness room and the adjacent hallway. The Board authorized Mrs. Kirman and Mr. Leudesdorff to choose paint color and carpeting for the fitness center.

*Motion was made by Mrs. Mendonca to approve the installation of carpeting and the painting of the hallway, the fitness room and the locker rooms not exceed a total of \$12,000.00, seconded Mr. Fein. Motion approved 8-1.*

**For Motion:** Mr. Comiter, Mr. Brands, Mrs. Mendonca, Mr. Leudesdorff, Mrs. Licht,  
Mr. Fein, Mrs. Kirman, Mrs. Thomes  
**Against Motion:** Mr. Brill

The repairs for the air conditioning in the fitness center were approved for \$1,075.00.

The bi-monthly AC maintenance program was approved.

The replacement for the mirror in the fitness room will wait.

The quote for the damaged monument letters was approved. Property manager will order the missing letters from First Sign.

The Board discussed placing bollards along Boca Falls drive to limit damage to the grassy shoulders, but decided not to pursue this further at this time.

A second golf cart for the use of management employees was approved by the Board. Because this was not included in the original Castle proposal, the Association will not start to pay for this until March, 2007.

The social committee requested that they have access to Association funds for payment of various expenses. This request was denied, and the social committee was advised that they will have to produce receipts to be reimbursed.

Property manager was instructed to contact Playscapes one more time concerning delivery of the picnic tables.

Four new mats for the clubhouse were approved. The new colors will be gold lettering on black background.

Old furniture from the clubhouse was removed and donated.

Meeting was adjourned at 11:10 PM.

Approved by the Board:

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Andrew K. Fein  
*Secretary*

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Date