

BOCA FONTANA HOMEOWNERS ASSOCIATION INC

BOARD OF DIRECTORS MEETING

SEPTEMBER 28, 2023

7:00 PM

MINUTES

The meeting was called to order at 7:01 p.m. by President, Jair Reategui. Also present from the Board of Directors was Vice President; Terence Mendonca, Treasurer/Secretary; Lewis Berkowitz, and Director; Tim Coughlin. Present from Superior Association Management was Property Manager, Michelle Carrion.

MINUTES

Terence made the motion to modify the minutes from the Board Meeting on August 8, 2023, to add that the Board voted to update the Rules and Regulations to allow metal roofs. Jair seconded the motion and the motion passed.

TREASURER REPORT

Lewis reported that as of 8/31/23 the operating account has a balance of \$163,700.50. The reserve fund total is \$260,059. Accounts receivable is \$24,920.91. There is \$12,447.34 in other assets leaving the total assets at \$461,127.81. Liability is \$100,271.69. Lewis also reported that \$40,000 was moved from operating to a liquid CD.

MANAGEMENT REPORT

Management met with three tree trimming companies to get estimates on having the trees trimmed. Also, received estimates from three companies to get estimates on holiday lights for the entryway. Management met with two landscape maintenance companies for estimates for common area maintenance. Management met with two pest control companies for pest control estimates and one company for the Monument Island repair.

The budget has been prepared and sent to the Treasurer for review.

Delinquent homeowners have been reached out to. Two more homeowners are being sent to the attorney for lack of payment. At that point, we will have five homeowners at the attorney. This includes every homeowner that is delinquent over \$1,000, except for one that has a balance of \$1,072 but is on a payment plan.

Signs have been ordered and several have been installed. Toilet paper dispensers were installed in the east bathrooms. A Handyman was hired to do the repairs that were discussed and approved at a previous meeting, as well as several other small repairs.

Community inspections have taken place during the day and at night. Violations have been sent as needed.

A community directory was formed and sent to the community.

Management processed several architectural applications and attended a meeting with the committee to review them. A meeting with Sherwin Williams was held to get suggestions on updated paint colors. The committee is reviewing them.

The Board reviewed estimates for Holiday lights from Zimmerman, JM, and Noel Holiday Lights. Terence made the motion to approve the estimate from Zimmerman. Jair seconded the motion and the motion passed unanimously.

The Board reviewed estimates for Tree Trimming and canopy reduction from Branch Managers, Zimmerman, A Green Expectation, Podders Landscaping, and Xtreme Landscaping. Terence made the motion to approve the estimate to do the annual pruning with Zimmerman. Tim seconded the motion and the motion passed unanimously.

The Board reviewed estimates for landscape maintenance from A Green Expectation and Velasquez. Terence made the motion to table until the next meeting. Jair seconded the motion and the motion passed unanimously.

The Board reviewed estimates to change the spa heater to an electric heater. Estimates were provided by Florida Pool Heating, Pool Systems, and Perfect Temp. Terence made the motion to approve the estimate for the heater and electric work from Pool Systems. Lewis seconded the motion and the motion passed.

The Board reviewed estimates for a new pest control company. Estimates were provided by 3G, Tru Green, and Green Tech. Terence made the motion to table these estimates. Jair seconded and the motion passed unanimously.

Jair made the motion to continue Iguana control service, with Big Al's, every other month. Terence seconded the motion and the motion passed unanimously.

The Board discussed the proposed budgets for 2024.

The Board discussed the annual meeting date and decided to have the meeting on November 14<sup>th</sup> and for the mailing to be sent out on Friday, September 29, 2023.

The Board discussed Monument Island and bidding.

Lewis made the motion to rescind the current order against a 19967 Villa Lante, that prohibits them from attending meetings and participating in the community. Terence seconded the motion and Jair agreed. Tim did not approve. The motion passed.

With no further business to come before the Board, Jair made the motion to adjourn the meeting at 8:41 p.m.