

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

January 9, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:00 p.m.

Quorum

A quorum was attained with four of the five Association Board Members present; Brian Doppelt, Jon Schmidt, Mark Schneider, and Nicole Zoitaz. The Board Director, Jason Feldman, was not in attendance.

Proof of Notice

Posted in accordance with Association Documents and FL State Statute.

Previous Meeting Minutes

Motion made by Nicole Zoitaz to approve the meeting minutes dated September 14, 2023 and the board minutes dated November 14, 2023. Brian Doppelt seconds the motion. All approved.

General Business

For the purposes of discussing the following:

1. Unfinished business

Jon Schmidt indicated that there was no unfinished business.

2. New business:

a. Consideration of vote to approve New Agreement(s).

- i. Ace of Carts \$11,162.70: Icon i40 Golf Cart
- ii. Budget Signs \$420.51: Fallen Street Sign Cabernet Dr. (Shared Cost with Seven Bridges)
- iii. Clover Carpets \$1,162.50: Carpet Clean: Game Room; Lounge; Gym; Offices; Card Room.
- iv. Equal Rooter Plumbing \$6,800: Repairs to Pyramid Water Feature.
- v. J.D.L. Electrical \$9,362.50: Replace Light Bulbs Cabernet Dr. (Shared Cost with Seven Bridges 58%/42%)
- vi. J.D.L. Electrical \$834.60: Holiday Lighting Repairs
- vii. J.D.L. Electrical \$1,044.86: Brulee Breeze LED Bullet Landscape Lighting Fixture
- viii. Sunflower \$25,064.50: Front Entrance \$13,172.50; Lyons Rd. Median \$10,892
- ix. Sunflower \$4,654: Repair Front Entrance Pyramid Water Feature
- x. Sunflower \$1,430: Storm & Wind Damage
- xi. Sunflower \$3,005: Common Area Palms Replacements
- xii. 10-S Tennis Supplies \$1,314.23: Putterman Tennis Divider Nets

Motion was made by Brian to approve new agreements

Nicole seconded the motion.

Vote: 4 out of 4, All board members present in favor

- b. Consideration of Vote to approve an increase for Minimum Violation Fines to \$50:
- a) The Board has been issuing fines for various violations at a minimum fee of \$25. A Notice of Levy and then a Notice of Decision are mailed with each violation. The Association's out-of-pocket mailing cost for these two letters is \$31.86.
 - b) The Board is raising the minimum fine to \$50 which will cover the out-of-pocket costs and partial direct and indirect labor costs.
 - c) The Board does not view fines as a source of revenue and is hopeful that residents will seek to avoid incurring violations.

Motion was made by Brian to approve new agreements

Mark seconded the motion.

Vote: 4 out of 4, All board members present in favor

- c. Consideration of Vote to Approve an increase to the Working Capital Contribution to \$3,600 and Authorize the President to sign the Working Capital Resolution
- a. The Board has the authority to increase the Working Capital Contribution not to exceed 25% of the highest total of the Assessments.
 - b. The Board believes the increase of \$600 is in the best interest of the Association and its residents. While not required, the Board intends to use the money contributed to partially fund the Reserves in 2024.

Motion was made by Brian to approve new agreements

Mark seconded the motion.

Vote: 4 out of 4, All board members present in favor

3. Reports of officers and committees: Vice President, Brian Doppelt, discusses updates from the Landscape and Aesthetics committee
- Worked together with management and sunflower to get the landscaping in the best condition in time for the holidays
 - Replaced dead material that GL had planted
 - Toured the community several times with Jennifer and make sure everything was in order, as well as making sure the clubhouse was in top working condition

Adjournment

By proper motion and support, the meeting was adjourned at 6:12 p.m.

Respectfully Submitted,

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.