

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

May 30, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:03 p.m.

Quorum

A quorum was attained with three Association Board Members present; Jon Schmidt, Mark Schneider and Nicole Zoitaz.

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 April 30, 2024, Mark seconds the motion.

Vote: Unanimous - All In Favor.

General Business

For the purposes of discussing the following:

1. Unfinished business

Jon Schmidt indicated that there was no unfinished business.

2. Reports of Officers and Committees

a. Treasurer

i. Audit report is complete and currently posted for members. Post cards are going out.

b. President

i. Working closely with Kent Security on some areas in need of improvement. It is imperative that all concerns are reported to Jennifer Cox in a timely manner so it can be addressed.

3. New business:

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

i. Aqua-clear

a. Replace Lap Pool Acid Feeder, \$597.50

ii. Handler Refrigeration

a. Pro Shop Outside Air Unit, \$349.51

b. Gasket and hinges, \$1,287.31

- c. Install New Compressor, \$1,931.57
 - iii. Heritage
 - a. Salamander Infrared Burner Assembly, 1,729.26
 - iv. Ryan Lauer
 - a. Install Drainage Trench, \$700.00
 - v. Sunflower
 - a. Front Gate Area Plant Replacement, \$1485.00
 - b. Common Area Foxtail Palm Replacement- Lot 372, \$675.00
 - c. Common Area Foxtail Palm Replacement- Lot 399, \$675.00

Motion was made by Nicole to approve new agreements.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

4. Consideration of Vote to approve the Renewal Agreements:
None.

5. Consideration of vote to approve Restated Fining Schedule for Traffic Violations:
 - a. The Board of Directors of the Association adopted a Resolution in February 2023, which delegated to its management agent, limited authority to determine the existence of various violations and to levy fines and provide notices of the Sanction Review Committee hearings.
 - b. The Fining Schedule identifies the proposed fines for each such violation that has been delegated.
 - c. The Fining Schedule is being restated to include fines for the new Traffic Violations Rule, which was adopted by the Board on February 29, 2024.

Motion was made by Nicole to approve Restated Fining Schedule for Traffic Violations.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

6. Affirmatively Vote Pursuant to Section 8.2 of the Association Bylaws, and Florida Statute 720.306(9) Scott Samuels to the Board of Directors effective May 31, 2024 to Serve Jason Feldman's Remaining Portion of his Unexpired Term.

- a. Pending an affirmative vote today Scott will join the Board effective tomorrow.
 - b. His term will expire at our next Member election meeting sometime in October. He will have an opportunity to run again in that election.

Motion was made by Nicole to Vote Scott Samuels to the Board of Directors effective May 31, 2024

Mark seconded the motion.

Vote: Unanimous - All In Favor.

7. Status Report on On-Line Voting Registration
 - a. The Board gets many requests from Homeowners which we do our best to address.
 - b. The Board now has a request for help from each Homeowner.
 - c. For the last several months we have asked homeowners to sign up for the new e-voting platform.
 - d. The response rate has been poor with only 90 Owners registered.
 - e. The e-voting platform is fully integrated into the property management system used by GRS.
 - f. The system:
 - i. Allows electronic voting by members.

- ii. Provides for electronic distribution of Board and Member Meeting Notices.
- iii. Provides Other Association Official Communication via E-mail and/or text /SMS.
- iv. Significantly reduces mailing costs.
- v. Reduces management burden on tracking election result.
- g. Registration is done on the GRS system where you pay your Assessments.
- h. It is simple and takes less than 10 minutes.
- i. Please log into GRS Management and register.
- j. If you need assistance please contact Jennifer Cox, jcox@grsmgt.com, or Laura Uribe, luribe@grsmgt.com

8. GRS Violations Report

- a. Vote to Suspend the Rights of the Owners and their Occupants as reported by GRS to Use Association Property in Accordance with the Association's Policy and a Notice Letter Being Mailed
 - i. 9 violations in May
 - ii. 135 incidents
 - iii. 17 warnings

Motion was made by Jenn to approve the Suspension of Rights as Reported by GRS.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

Adjournment

By proper motion and support, the meeting was adjourned at 6:29 p.m.

Respectfully Submitted,

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.