

Boca Rio Homeowners Association Board Meeting

Agenda

Thursday, October 18, 2018

6:00 p.m.

Onsite at Boca Rio, 1630-C Seacoast Drive

Walk Around 4:30

- **Inspect Decks from Bob and Mikes report - 1610A, 1610D Landing & 1650A**
- **Gates at 1590/1600, and other gates**
- **Trash can enclosures in the 1590/1600 building**
- **Dryer Vents in Carport-Someone had installed a sock on them**

Executive Meeting 5:00 p.m.

- 1. Executive Board Issues**
- 2. Delinquent Accounts**
- 3. Violations**
- 4. Board Positions and Duties-refining and updating**

Time 6:00 p.m. Open Meeting

General Meeting

Open Forum: Opportunity for guests/homeowner to speak on any item. There is a three-minute limit.

1. Approval of Minutes

- a. General Meeting Minutes**
 - **August 16th, 2018**

2. Financials and Reports –

- **August-September-2018**
- **Payables**
- **Bank statements and financials posted on website**

3. Utility Bills

- **Common Gas, Electric and Water Bills**

4. Attorney

- **A group of 5 homeowners contacted an attorney**
- **Attorney Meeting -Appointment for IDR**

5. Self-Management

- **Discus Pros & Cons**

6. Repair Request-

- **1690B Front Porch Extension**
- **1600C Front Deck Area Repair**

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- 1670A Inspect front porch-home buyer inspection revealed that the porch slopes into condo

7. Gates and Locks

- Bob to discuss the operation of the metal gates and locks at the entry of the units

8. Exterior Common Lights that Require New Bulbs or Repair

- Lights on the C/D units above stairs might need to be replaced-Unable to remove screws
- Consider upgrading lights in carport to hi efficient LEDs

9. Decks, Paint, Etc.

- Possible termites on or near some decks
- Discuss what was discovered on walk around

10. CC&R's Update

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11. Fireplace Inspections

- C/D units
- A/B units

12. Trash Containers

- Move to alleyways
- Trash Enclosures

13. Gas Shutoff Valves at Gas Meters

- Gas Company has replaced some meters and valves

14. Dryer Vents

- City Cited Socks Installed at the Ends of the Vents are a Fire Hazard

15. Hold Down Straps

- Need to look at the strap hold downs-Maybe stainless steel
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16. Capital Improvements

- South fence update

17. Annual Meeting

- Date for Annual Meeting-January 17, 2019-6PM Location TBD

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- Set Date for the close of nominations to be received by November 26th 2018 by 5:00 pm

18. Adjourn meeting

“Help your HOA save \$\$\$ by registering at <http://www.bocariohoa.org/> for online access to HOA news, documents, account information, payments, electronic communication & log into “Buildium” to request for repairs.”

*****All homeowners should have their fireplace checked by a professional before using*****