**Town Oaks Homeowner’s Association, Inc.**

**Tuesday, November 17, 2015 – 6:30 pm**

**Board of Directors Meeting**

**PBG Library**

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CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Patricia Callahan.

ROLL CALL

In attendance, at the meeting, were Patricia Callahan, Janet Bereda, Terry Jonethis, Max Groceman and Diane Rennie.

MINUTES APPROVAL

A motion was made, seconded and made unanimous to approve the minutes, of the October 19, 2015 meeting.

TREASURER’S REPORT

Max Groceman reported that there were some variations in the budget, but overall, it’s in good shape year to date. Accounts receivable show a few owners on payments plans.

NEW BUSINESS

* Drive throughs and letters to residents regarding property violations will be put on hold for the moment. There have been numerous complaints from the community. Also, Patricia Callahan spoke with code enforcement regarding the owners that were recently sent to them for violations and they suggest the community try to handle.
* Review of the 5 proposals for new property Management Company. Sea Breeze, APM, and MMI of the Palm Beaches were in writing, Real Time Property Management was verbal. Sea Breeze was the only company to make a personal visit. After discussion, the board selected Sea Breeze. 4 in favor, 1 abstention. Management contact will be Patricia, and Diana.

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* Vote taken to withdraw code violations from city, passed 4 in favor, 1 abstention.
* The Board is and will be working on amendments to the documents.
* 2016 Proposed Budget
* Transparency
* New Management Company

NEXT MEETING DATE

Next meeting; December 16th 6:30 pm at Sea Breeze office, 4227 Northlake Blvd., PBG, 33410.

ADJOURNMENT – There being no further business, meeting was adjourned at 7:56 pm

NOTE:

JB Bereda asks to read her resignation statement, Patricia and Max leave the meeting, JB reads her letter.