



BOCA WEST

MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING **Wednesday, January 27, 2021 2:00 PM**

Minutes

In attendance via videoconference were Board members Howard Krosser, Bernard Schlifke, Elaine Wittlin, Al Rothaus, Bernie Friedman, Avron Fogelman and Mark Haberman. Also, in attendance was Brad Baecht, Chief Operating Officer and Executive Director.

The following villages were represented at the meeting: Steve Siegel, Ed Moskowitz and Jeff Greenfield, BOD Candidates, Steve Tecot, Fairway Point II, and Dr. Philip Edwards, BWCC BOG.

Mr. Krosser called the meeting to order at 2:00 P.M. and established a quorum. Mr. Krosser made a motion for approval of the December Meeting minutes. The Board unanimously approved as amended.

President's Message

Mr. Krosser reported that BWMA and the Club are still trying to bring the vaccines to Boca West, however, given the politics around the supply and demand, it is probable that Boca West will not be able to provide the vaccine. We will continue to send eblasts to residents informing them of the locations they can register to be vaccinated.

Palm Beach County provided the new tax assessment valuations for 2021 which included all 114 units of Akoya. As a result, potentially there will be a reduction in the village assessments next year, though the actual amount will depend on the amount of next year's budget.

Executive Director Comments

Mr. Baecht gave an update on the following:

- COVID 19 vaccinations at Boca West: BWMA and the Club continue to push to bring a POD, but due to logistics and politics, highly probable it will not happen.
- The public drive-up sites are closing for initial doses as the allocations are going to Publix stores around the state.
- Boca West Realty: 5 active listings; 2 pending;
- Continuing to interview and hire Security personnel
- Fence around the Tot Lot will be replaced as the hedge is pushing through the fence.
- Commended the Security & Safety Committee in their effort to increase communications to the residents.

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Committee Chairperson Discussions

Finance

Mr. Rothaus reported on the December financials. BWMA is on budget and it is going as expected.

The audit has been completed. He noted that the first contribution to the Joint Venture will be reflected in the January financials.

Landscape & Maintenance

Mr. Fogelman reported that the Committee discussed last year's projects. Mr. Krosser said he received a call from a resident who complimented the fountains. Mr. Baecht advised that the fountain pumps and electrical equipment will be shielded with Podocarpus once the permits have been approved, which will hopefully be by next week.

Architectural Control Committee

Mr. Friedman reviewed the January minutes. Mr. Friedman made a motion to approve the Committee's recommendations. The Board unanimously approved.

Mr. Friedman reported that there was a garage fire in Woodcrest due to a golf cart charger. Mr. Friedman advised that a heat sensor should be installed in the garages which can be hooked up into the ADT alarm system. ADT is upgrading their equipment in all of the villages so that a landline is no longer needed.

Mr. Friedman reported on the roof cleaning request BWMA sent to the Presidents and village managers.

Mr. Rothaus inquired about a landscaping project in his village. Mr. Friedman confirmed it does need to go through the BWMA ACC process and if the landscaping involves Clubside's front entrance, then the Landscape & Maintenance Committee will also review the petition.

Special Projects

Mr. Friedman reported that not all of the consultants have signed the AIA contracts to get the lighting and entrance projects underway. There will be more information to report at the next Board meeting. Mr. Baecht advised that there will be a correlation meeting with the consultants as the projects will be done in conjunction with each other.

Mr. Haberman asked if Boca West is considering installing car chargers. Mr. Friedman said according to Florida code, car charging stations cannot be denied. Mr. Schlifke stated it will be a village issue. Condominiums will have to facilitate the installation of charging stations on common property. Mr. Krosser said this is a good topic to add to the agenda for village meetings to share best practices and he will pass it on to Mr. Howard Liebman.

Security & Safety

Mrs. Wittlin reported that there are more pedestrians on the roads and Security is politely requesting that they move to the side of the road for their own safety.

AMR and Patrol continue to have a good response time for emergencies.

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Mrs. Wittlin reported that the new cameras have been a great asset. She advised the Board members if they notice a vehicle speeding after entering the community to notify Security of the gate and the time as the cameras can identify the car. The cameras are also located at the Tot Lot.

Mr. Schlifke asked about the speeding citations. Mr. Baecht said that due to COVID, warning citations are being sent to violators. Mr. Krosser advised that once the COVID pandemic is over, the Grievance Committee will start meeting with residents again. Mr. Schlifke said, given the trajectory of the COVID pandemic it could be quite some time before Grievance appeals can be heard. Mr. Krosser advised that the Grievance Committee should meet if there are repeat violators. Mr. Baecht said he will ask Chief Lastella to check for repeat violators.

Mr. Haberman asked about the location of the new cameras. Mr. Baecht said all of the cameras have been replaced, but the radar camera has not been replaced.

Legal

Mr. Schlifke explained that the Board approved a new process in which the Master Association will assist the Club in collecting dues from delinquent club members. He, Mr. Baecht, Mr. Krosser and outside counsel met with the Grievance Committee last week to educate them on the new process. The Club will provide the Master Association with a list of member names that are more than 90 days past due. Mr. Baecht will send a letter to the delinquent residents informing them they will be fined \$75 per day until payment is received and that they have the right to appear before the Grievance Committee. The Club will provide account statements to the Grievance Committee for evidence. Mr. Schlifke explained that there is \$1,000 threshold which permits BWMA to file a lien on the home. One of the reasons we agreed to assist is that the Club does not have the legal right to place a lien on homes, but by Florida statutes, the Master Association does. He will be working with BWMA outside counsel and the Club's counsel to determine when to proceed to file a lien. The cost sharing agreement has been finalized and the Club will reimburse the Master Association for any legal fees incurred. Mr. Fogelman asked if the Master Association will be compensated for the extra work. Mr. Schlifke advised that no compensation is being requested from the Club as this is a community issue and maintaining mandatory membership is critical to the survival of Boca West as a private country club. Mr. Krosser added that there is not a substantial amount of work and will not require a lot of time as the letters being sent are form letters. Mrs. Wittlin asked to see the form letters. Mr. Baecht will resend them to the Board.

Mr. Schlifke said the easement agreements for the front of the Sport Center Pavilion have been finalized.

Mr. Schlifke reported that the villages are not informing the Master Association when units are being foreclosed and as a result, we are unable to collect unpaid assessments. This will be discussed at the village meetings to find a better solution to notify us of foreclosures and collecting unpaid assessments. We will be implementing stricter requirements for forbearance, however, not all units are under forbearance agreements.

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Mr. Schlifke advised that there is a meeting next week with the Joint Venture and Bridgewood to discuss Bridgewood's stance towards the Master Association. They have persistently taken the position that they are not bound by the Master Association declaration as they are governed by Chapter 718 and we are governed by Chapter 720. This has been an ongoing contentious issue since 2014. The goal of the meeting is not to debate the legal issues, but to ensure as best we can that all Bridgewood participants are aware of the ongoing dispute and that cooperation from Bridgewood is necessary for the betterment of Boca West. It is imperative that they be on board with the Master Association and the Joint Venture for the survival of Boca West as a private community. No attorneys will be present at the meeting.

Mr. Schlifke reported on the Russian litigation that has been ongoing for 4-5 years. We do not know who is providing the legal funding on their end and what their bottom line is as their expenses have been multiple times more than the value of the units. It is a very important issue for the Master Association to resolve as it ultimately involves mandatory membership.

Insurance

Mr. Haberman has nothing new to report.

Grievance

There was no Grievance Committee meeting this month.

Unfinished Business

There was no business to discuss.

New Business

Mr. Krosser reminded everyone that the Annual meeting will be held on March 15. We have arranged for the Representatives to have a To Go Lunch which can be picked up at the Club prior to the meeting. Further details will be in the Meeting Notice Packet which will be mailed on February 16. We will also announce the election results for the new Board. On February 18, the Board candidates will give a brief presentation about their qualifications to the Village Representatives. Both meetings will be held via Zoom.

Good and Welfare

Mr. Greenfield recommended that we confirm with our insurance broker that actions regarding the new fining procedure are covered by insurance. In regards to the vaccine, Palm Beach County has a mobile van in the parking lot of the South County Center three days a week. Mr. Greenfield inquired if the Master Association could bring the van to Boca West the other two days. Mr. Baecht said that Palm Beach County is not willing to do individual PODs. Mr. Krosser confirmed that we have repeatedly asked to bring the vaccine to Boca West and we are repeatedly told that the vaccine supply is not available. Mr. Greenfield asked if the Club can install charging stations at the new Sports Center. Dr. Edwards will present it to the Board of Governors.

Mr. Moskowitz thanked the board for inviting him to attend the meeting.

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Mr. Siegel asked if the lighting project and the front entrance project were the same project. Mr. Baecht explained that they are separate projects with two contractors. Mr. Schlifke explained that the financing will be one loan which will cover the two projects. Mr. Krosser advised that the front entrance will be done in concert with the Sports Center so as not to have to close the front entrance twice. Mr. Siegel asked if we have the same borrowing capabilities the Club. Mr. Schlifke explained that the Club is using Fifth Third which has been our bank for many years. We do not have the assets or the revenue that the Club does, and because the Club is a separate entity there is a separate underwriting process with different amounts. However, we hope to have similar terms as the Club.

Mr. Fogelman asked how we will be handling the FPL contract. Mr. Schlifke stated that the current FPL contract was renewed in January 2018 and we have termination rights every 5 years. If we can't negotiate an agreed termination, we could terminate the contract by paying out the remainder of the contract or by paying whatever termination fees are required. All of this is yet to be determined.

Dr. Edwards asked about the downed lighting poles. Mr. Baecht said we lose between 12-15 poles every year.

Dr. Edwards inquired about the proposal he made last month to consider turning off the transponders in August and reactivate them when residents return as a way to conduct contact tracing. Mr. Schlifke confirmed we decided not to do that as it would be impractical due to the number of people that are here all year and would pose an imposition for those returning on weekends.

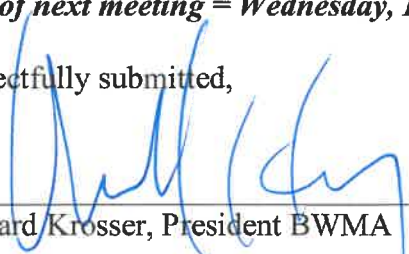
Dr. Edwards thanked the Board for their assistance in respect to collecting dues from delinquent members and for the easement agreement which helps with the next step in construction of the Sports Center complex.

Mr. Tecot asked about getting the second shot at public locations. Mr. Baecht said the sites are supposed to contact the patients for the second shot. Mrs. Wittlin advised he should go back to the same site for second shot on the date he was given. Mr. Greenfield said new vaccines will not be given in the public locations, but they do have the allocation for the second doses.

With no further business to discuss the meeting adjourned at 3:17 P.M.

Date of next meeting = Wednesday, February 24, 2021 at 2:00 PM

Respectfully submitted,


Howard Krosser, President BWMA


Elaine Wittlin, Secretary, BWMA

02/24/2021
Date