



BOCA WEST

MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING **Wednesday, January 25, 2023; 2:00 P.M.**

Minutes

In attendance: Elaine Wittlin, Bernie Friedman, Danny Bejarano, Ronnie Pollard, Shep Remis Jeff Greenfield and Steve Forman. Michael Eustace, Executive Director, was in attendance.

Village Representatives: Mark Dorfman, Peppertree II and BWMA candidates Steve Jonas, Murray Perelman and Marc Grumet.

Mrs. Wittlin called the meeting to order at 2:00 PM and established a quorum. The December 28, 2022 meeting minutes were approved as written.

President Message

Mrs. Wittlin reported on the numerous projects that need to be done in the best interest of the Boca West community. Not all of the projects are going to be accomplished during the term of the current Board. She commended on Mr. Eustace's for his expertise in realizing the projects that need to be done.

Mrs. Wittlin commended the Security and Safety staff for ensuring the security during the Holocaust Memorial event. Going forward, we will be sending eblasts to the residents alerting them of high traffic events.

Executive Director Message

Mr. Eustace reported on the following:

- Front gate project which is scheduled to begin on April 17, 2023 and should be completed before November.
- Project to update the logo and paint the Glades Rd sign to match the other signage during the lighting upgrade project.
- The brick pavers at the Jog Rd entrance need to be repaired before the Glades gatehouse project begins and is out for bidding.
- Oakbrook and Fairway Oaks are working to determine the ongoing maintenance of the landscaping between the two communities.
- Stop signs will be installed in the intersection by Boca West Dr and Woodbridge.
- Cross walks for pedestrians and golf carts crossing signage is being evaluated.
- Working with engineers for the lighting project on the Boca West Dr loop and Golfside Dr. Once solidified, we will be rolling it out to the Villages if they would like to enter into a contract for lighting.

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Committee Reports

Finance

Mr. Bejarano reviewed the financial statements and advised about the increase of expenses due to the upcoming capital projects. The Committee is also focused on what can and should be done in regards to the issue of the property valuations and assessments.

Collections Committee

Mr. Forman reported that the process is ongoing and is successful at targeting the non-performing units. There are now less than 40 non-performing units.

Mr. Forman reported on a unit in Arbor Lake that was sold at auction and the Club is pursuing the person who bought it as they are refusing to pay the dues. The unit will go through the process to be foreclosed on again. The mandatory membership is not mentioned at the auction.

Audit

Mr. Forman reported that the Committee is wrapping up the audit. He received the peer review of the audit company and the management letter. He asked for a list regarding the non-audit services they provide. The Committee will be accepting the audit. The Committee will evaluate its own performance as well as the performance of the audit firm.

Landscape & Maintenance

Mrs. Pollard reported that the Committee is recommending to install a new fountain in the lake by Oakbrook. The electric is \$11,150 and the fountain is \$35,452.39 resulting in a total of \$46,600. The Committee is also recommending hiring a company to maintain all 10 fountains for \$935 a month. Mrs. Pollard made a motion that the Board approve the installation of a fountain in Oakbrook not to exceed \$50,000. She also made a motion to accept the proposal for the maintenance of all 10 fountains. The Board discussed the proposals. Mrs. Wittlin made a motion to table the installation due to a litany of necessary capital projects. The Board unanimously agreed and the motion passed. The Board will take the maintenance contract under consideration.

Architectural Control Committee

Mr. Friedman reported on the January petitions.

Mr. Friedman reported that there is a unit in Plantation Colony that applied for window installations. The Village Board never approved the window installation and the company put a lien on the units. He is assisting the homeowner in negotiating the lien with the window company.

In Wind Key, a homeowner started a project without Village and BWMA approval. The building department has been to the home and is requiring the proper permits. Mr. Friedman approved the cementing of the pool in order to prevent the pool from collapsing.

Arbor Lake is doing exterior work without BWMA approval and they are required to submit a petition.

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A meeting will be scheduled with the Village Board Presidents and management companies within the next month to discuss on how we can best work together.

Regarding the new law pertaining to high rises, the Master Association is requiring a copy of the engineer inspection reports to be put on file for future reference.

Mr. Friedman made motion to approve the grievance process prepared by the attorneys so the Master Association can proceed against Mr. Guluk in Woodcrest. Mrs. Wittin seconded the motion. The Board unanimously agreed, and the motion passed.

Special Projects

Mr. Friedman advised that the permit for demolition of the Glades gatehouse was received, and he is currently waiting on the permit to build a new gatehouse.

Within the next month, an electrical engineer will conduct a photo metrics report on the lights around Boca West Dr. The engineer will also be focusing on the walkways at night, lighting on several dark areas along Golfside Dr., the landscaping lighting on the medians and select street signs that are not visible at night. Mr. Bejarano suggested using solar lighting in the medians.

Insurance

There was no business to report.

Security and Safety

Mr. Greenfield reported on the December security & safety report. They are working on considering new Rules of the Road for golf carts, cart registration, bicyclists and motorized scooters.

Mr. Greenfield suggested that the cart delivery should be relocated to the east lot. Mrs. Wittlin advised that this issue will be discussed at a later date.

Strategic Planning Committee

Mr. Bejarano reported that the Committee is focused on issues that will contribute to the quality of life at Boca West for years to come. They are in the final stage of drafting their recommendation which will be presented at the next Board meeting. The Board can then determine if the recommendation meets with strategic planning objectives or not.

Communications

Mrs. Wittlin advised that the Committee is focusing on marketing the BWMA. There will be more eblasts sent, such as traffic alerts for Club events. The ice-cream social event will be on Monday, February 20 from 1:30 – 3:30. This will also showcase our basketball courts, nature walk and tot lot for children 12 and under.

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Grievance

Mr. Forman suggested that the Board should be made aware of the reason why the Grievance Committee waived the fine and/or suspensions.

Mrs. Wittlin explained that the Grievance Committee Chair asked if there is something our Board can do regarding instituting severe penalties for members with excessive violations. She has been working with the BWCC BOG to come up with a process to bring the violators before the Club Grievance Committee. Mrs. Wittlin reviewed the Grievance process. Mrs. Wittlin advised that the Grievance Committee is recommending to send Mr. Kirtz and Ms. Nancy Ziering to the Club Grievance Committee for excessive violations.

Mr. Friedman advised that guests at the Polo Club who receive a speeding violation are fined \$100. Mr. Eustace will reach out to the Polo Club.

Joint Venture Sub Committee Report

Mrs. Wittlin explained the JV steering committee is represented by herself, Mr. Eustace, Mr. Bejarano and Mr. Friedman. The JV Sub Committee is represented by Mrs. Pollard and Mr. Remis. Going forward this will be a topic on the BOD agenda to keep everyone apprised.

Mr. Remis reported on the JV Villages sessions that are well attended by Village Boards. Mrs. Wittlin advised that Mr. Eustace will be present at the village sessions to represent the BWMA.

Unfinished Business

Mrs. Wittlin advised on reintroducing the initiation fee of \$5,000. It was discussed with our counsel who is vetting the language and focusing on the issues that prevented it from being passed. She is hoping to be able to present it for vote at the annual meeting. She commended Mr. Forman for his time and dedication to this important issue.

Mr. Eustace advised on the changes to the By-Laws that are currently being vetted by counsel before they go to the Representatives for vote.

Good & Welfare

Mr. Ron Roth asked if we knew why FPL was digging in Chapel Creek. Mr. Eustace explained that they had to replace the feeds to the transformer.

Mr. Jonas explained that as an avid bike rider, it is contractors he sees speeding and suggested adding a bike lane for safety. Mr. Bejarano suggested widening the paths if and where possible.

Other

There was no business to discuss.

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Adjournment

With no further business to discuss, the meeting was adjourned at 3:49 P.M.

Next Meeting Date: February 22, 2023 @ 2:00 PM.

Respectfully submitted,



Elaine Wittlin
President, BWMA



Ronnie Pollard
Secretary

02/22/2023

Date