



**BOARD OF DIRECTORS MEETING  
Wednesday, February 23, 2022 3:00 P.M.  
Club Executive Board Room**

Minutes

In attendance were Board members, Mark Haberman, Elaine Wittlin, Bernard Schlifke, Al Rothaus, Bernie Friedman, Shep Remis and Avron Fogelman.

The following Villages were represented at the meeting via video conference: Alan Glazer, Akoya, Steve Tecot, Fairway Point II, Nancy Fried, The Pointe.

BOD Candidates present: Daniel Bejarano, Akoya, Steve Forman, Planters Point, Joel Macher, Mahogany Bend and Jeff Greenfield, Bridgewood.

Mr. Haberman called the meeting to order and established a quorum. Mr. Haberman made a motion to approve the January 12, 2022 minutes and the January 17, 2022 Board Meeting Minutes. The motion was unanimously carried.

**President's Message**

Mr. Haberman welcomed the candidates and the Representatives.

Mr. Haberman advised that the staff, even without an Executive Director, has met every deadline and continues to serve Boca West with a level of excellence.

Mr. Haberman reported that the Master Association is looking to modernize our processes in the office and to become a more paperless office. In addition, Mr. Friedman is working with Mr. Marvin Scharf, a member of the Architectural Control Committee and retired architect, to remodel the Master Association office.

Mr. Haberman gave an update on the Joint Venture Village sessions.

The search for an Executive Director is moving along smoothly. More information will be available as we progress. This process may take up to six months.

The Nature Walk restoration is completed and will be open to the residents and their guests.

Review of the Loan Documents

Mr. Schlifke provided a background on the loan documents for the front entrance project and explained the term sheet. The Board agreed to hold a special meeting in the oncoming week to approve the loan documents. The Board will meet on Tuesday, March 1 @ 1:30 PM

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**Committee Chairperson Discussions**

Finance

Mr. Rothaus reported on the January Financials.

Landscape & Maintenance

Mrs. Wittlin reported on the Village of Bridgewood's request for more landscaping along Glades Rd to hide the Glades Rd traffic and the removal of a forest of Florida Holly. The area along Glades does not have enough area for additional landscaping. The Committee is recommending that the Master Association not be involved in these projects.

Architectural Control Committee

Mr. Friedman reviewed the February petitions. The Board approved the petitions as recommended by the Committee.

Mr. Friedman explained the issue a resident was having with a generator installation company who was not paying their subcontractors. The sub-contractors in turn filed a lien against the homeowner's property. Mr. Friedman called the company and informed them if they did not pay their sub-contractors they will be barred from doing business in Boca West. The sub-contractors were subsequently paid and the lien was lifted.

Special Projects

Mr. Friedman informed that he recruited Marvin Scharf, a member from the ACC who is a retired architect to work with him on the front entrance project. Mr. Scharf's insight has been invaluable and is greatly appreciated. Mr. Friedman provided an update on the project. Mr. Friedman made a motion to move forward with the signing of Stromberg architectural documents. Mr. Haberman seconded the motion. The Board unanimously approved.

Mr. Friedman gave an update on the lighting project.

Security & Safety

Mrs. Wittlin thanked Mr. Haberman for recommending to install signs alerting the pedestrians to stay on the cart paths. Residents are adhering to the signs.

Mrs. Wittlin reported on the Security & Safety Committee meeting.

Mr. Friedman recommended sending another eblast informing residents that cars have right of way over golf carts. Mrs. Wittlin will notify Chief Lastella. Mr. Haberman advised that this topic will be in the next BWMA article in the BWCC newsletter.

Mr. Fogelman suggested creating an entrance to the 18<sup>th</sup> hole on Course III.

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Grievance

The Board unanimously approved the grievances as recommended by the Grievance Committee with the exception of the resident who has committed a sixth speeding offense. Mr. Haberman explained that the Grievance Committee is recommending that if the resident should have another offense that the resident be brought before the Club Grievance Committee. Mr. Schlifke advised that if this particular person violates the rule again, the Board has the authority to impose any amount of fine. This case should not be presented to the Club as the Club has no jurisdiction. Mr. Haberman made a motion that the Board should send a letter to the resident fining them \$1,000. The Board unanimously agreed.

Audit

Mr. Schlifke reported on the Audit.

Legal

Mr. Schlifke advised that given Mr. Baecht's resignation (attached), a new manager needs to be designated for the Joint Venture.

**WHEREAS**, Boca West Master Association, Inc. ("Master Association") is a Member of Boca West Community Advisors, LLC ("Joint Venture"), as such term is defined in the Operating Agreement of the Joint Venture and the Florida Revised Limited Liability Company Act (§§605.0101 et. seq., Fla. Stat.), hereinafter referred to as the RLLCA;

**WHEREAS**, pursuant to Section 7.01 of the Joint Venture Operating Agreement, the business and affairs of the Joint Venture shall be managed by a Board of Managers comprised of two persons, one of whom is to be selected by the Master Association (the "Master Association Designated Manager"), and such Master Association Designated Manager shall serve until his death or resignation or until he shall have been removed from such position by the Master Association;

**WHEREAS**, pursuant to Section 7.01 of the Joint Venture Operating Agreement, Brad Baecht was the initial Master Association Designated Manager;

**WHEREAS**, on or about February 16, 2022, Brad Baecht submitted his resignation as Master Association Designated Manager, which resignation was effective December 31, 2021;

**WHEREAS**, the Master Association, as Member of the Joint Venture, has the unilateral right and obligation to designate a replacement Master Association Designated Manager and desires to replace such position at this time;

**NOW THEREFORE**, it is hereby RESOLVED that the Board of Directors of the Master Association hereby designates its current President, Mark Haberman, to serve on the Joint Venture as the Master Association Designated Manager until such time as the Master Association designates a replacement.

Mr. Schlifke made a motion to name Mark Haberman as the Master Association Designated Manager. The Board unanimously agreed.

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**New Business**

Approval of the Loan Documents

Mr. Schlifke provided a background on the loan documents for the front entrance project and explained the term sheet. The Board agreed to hold a special meeting in the oncoming week to approve the loan documents. The Board will meet on Tuesday, March 1 @ 1:30 PM.

Nomination of new Director to fill unexpired term of Resigning Director to be effective March 25, 2022

Mr. Haberman advised that in regards to Mr. Fogelman's resignation, according to the Documents, the Board has the authority to appoint a replacement to fulfill his term to be effective on the date of resignation on March 25, 2022. Mr. Friedman and Mrs. Wittlin nominated Mr. Fogelman. Mr. Haberman nominated Steve Forman. Mr. Rothaus seconded the motion. Mr. Schlifke and Mr. Remis agreed to nominate Steve Forman. The motion for Steve Forman to be appointed to fulfill Mr. Fogelman's remaining term carried.

Mr. Schlifke reported that he is reviewing the 401K plan.

**Good and Welfare**

There was a short Good and Welfare Session.

With no further business to discuss the meeting was adjourned at 5:03 PM.

Date of next meeting = Tuesday, March 29, 2022 @ 3:00 PM.; Club Executive Board Room

Respectfully submitted,



Elaine Wittlin, President BWMA



Ronnie Pollard, Secretary, BWMA

03/29/2022  
Date

Boca West Community Advisors, LLC  
C/O Boca West Country Club, Inc.  
20583 Boca West Drive  
Boca Raton, Florida 33434  
ATTN: Mathew Linderman, Manager

### RESIGNATION

The undersigned, Brad Baecht, on this 16 day of February, 2022, but effective as of the close of business on December 31, 2021 (the "Effective Date"), hereby submits his resignation (i) as the "Master Association Designated Manager", as such term is defined in that certain Operating Agreement, dated as of February 1, 2019 (the "Agreement"), of Boca West Community Advisors, LLC (the "Company"), which Agreement governs the rights, powers, duties, obligations and liabilities of the Members of the Company, and (ii) as a Manager of the Company under the Agreement and for all purposes of and under the Florida Revised Limited Liability Act. It is the intent of the undersigned that this resignation shall, for all purposes, be deemed effective on the Effective Date though executed and delivered subsequent to the Effective Date.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Resignation on and as of the date first above written.

  
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Brad Baecht