



**BOARD OF DIRECTORS MEETING
Wednesday, February 24, 2021 2:00 PM**

Minutes

In attendance via video conference 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: Judy Romanow, Charter Cay, Steve Tecot, Fairway Point II and BOD Candidates, Steve Siegel, Ed Moskowitz and Jeff Greenfield.

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 January Meeting minutes. The Board unanimously approved as amended.

President's Message

Mr. Krosser expressed his appreciation and gratitude for the outstanding support the Board has given him over the past three years as this is his final meeting. The Board accomplished many significant items such as financial stability, updating the 50-year old documents, beautifying the grounds, enhancing Security, authorizing improvements where necessary and entering into the Joint Venture with the Club. With the Joint Venture, a real estate company was formed to sell Boca West exclusively. A marketing center is in the planning stages and will be located in the Rappaport building. Other large projects include designing a new Glades Road entrance and replacing the street lights. Also, credit must be given to the outstanding staff, Mr. Baecht, Chief Lastella and Mr. Turner who operated flawlessly during last year's COVID experience.

Mr. Krosser reported that a meeting was held on February 3 with the Bridgewood presidents, with no outside attorneys present, to see if issues can be resolved without litigation. A committee, consisting of representatives from all three parties, was formed in an attempt to resolve the differences. Mark Haberman and Alan Samuels were selected to represent BWMA, Howard Boilen and Howard Liebman to represent the Club, and Bridgewood appointed Carolyn Troccolo and Ed Eskind. The committee's first meeting will be Thursday, February 25.

The Grievance Committee will meet on Friday, February 26 to consider fines levied by the Board upon the initial 6 delinquent Club members about which the MA was notified. Numerous meetings were held with our attorneys and the Grievance Committee to ensure they understand the procedure and why BWMA has agreed to take on this very important task.

Mr. Krosser reported that the Joint Venture has entered into a lease for the Rappaport building to house the marketing center and Boca West Realty. Lang will no longer be there as a tenant as our

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lease, which includes what is now the Lang space, starts on June 1. The building will be renovated and the space will be upgraded and we expect the marketing center will open sometime in the fall. The Joint Venture will also be establishing another subsidiary the purpose of which will be to hold title for distressed properties for short term periods and eventually either sell them or turn them over to renovators.

Board's Commendation of the President

Following the comments by Mr. Krosser, various Board Members, as well as Mr. Baecht, expressed their appreciation to Mr. Krosser for his years of service and contributions to the Master Association, especially in light of the Covid-19 Pandemic. Director Schlifke then proposed that the minutes of the meeting include a formal resolution expressing to Mr. Krosser the Board's appreciation for his years of service to the Board. Thereupon, on motion made by Mr. Schlifke and seconded by Mrs. Wittlin, the following resolution was unanimously adopted.

WHEREAS, Mr. Krosser has served the Master Association as a Director for the past six years and as its President for at least the last three years: and

WHEREAS, the Board of Directors of the Master Association wishes to formally recognize the leadership, dedication and wide-ranging service Mr. Krosser has provided to the Master Association over the past six years, during which time he has served, among other capacities, as a Director, Vice President, Chair of the Safety Committee, a member of the Joint Venture Steering Committee and as President: and

WHEREAS, special thanks and appreciation is extended for the thoughtful leadership Mr. Krosser has provided, not only to the Master Association, but to the entire Boca West Community, in leading the efforts to steer the Master Association and our Member Villages through the crisis that has become known as a Covid-19 Pandemic.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Master Association, expresses its thanks and appreciation, and acknowledges its deep gratitude, to Mr. Krosser for all of his contributions to the success of the Master Association, for his extraordinary leadership and truly profound guidance throughout the past six years.

Executive Director Comments

Mr. Baecht gave an update on the following:

- Security staff is down in personnel. Security is having a hard time with employee retention and is continuing the hiring process.
- Boca West Realty: John Warsing is the new Director of Sales and is moving ahead with a new marketing strategy.
- Boca West Realty: 51 active; 3 pending sales (2 in Bridgewood and 1 in Fairway Oaks).
- Renovator Program: Working well with 2 renovators, each having taken on 5 units.
- A unit was sold in Willow Wood in 5 days for more than the asking price.
- The street light replacements and the front entrance and guardhouse projects are moving forward.

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- No COVID 19 vaccine eblasts have been sent recently due to the extreme winter weather up north which resulted in a vaccine shortage. Eblasts will be sent once the vaccine shortage has been replenished.
- The long-anticipated DOT stop signs with the new font, logo and color have been ordered and should be installed within the next three months.

Mr. Haberman expressed his concern about pedestrians congregating in the middle of the street. Mr. Krosser said he has seen our security patrols stopping people and asking them to move over. Mrs. Wittlin confirmed that our patrols are alerting people. Mr. Schlifke suggested that Security should be more proactive and consider additional actions. Mr. Krosser suggested handing out warnings.

Committee Chairperson Discussions

Finance

Mr. Rothaus reported on the January financials. BWMA continues to do better than what was budgeted.

Mr. Rothaus advised that there are two important items coming up that were not included in the current year's budget, namely the leasing and renovation of the space in the Rappaport building. Some of the funding will come from this fiscal year and some will be in the next fiscal year's budget.

Mr. Rothaus mentioned that there may be some relief for Villages regarding the assessments which will be reflected in the next budget. In regards to the property assessments, Akoya will add a significant amount to support the work of the Master Association which will have an impact on individual Village assessments.

Mr. Schlifke noted that the Club is going to pay the \$250,000 previously waived by the BWMA. Mr. Baecht will reach out to the Club if it is not received by Friday. Mr. Rothaus said it will go into the Reserve when it is received.

Mr. Schlifke reminded the Board that although Akoya's assessment will be increasing significantly, there are two large projects coming up and the Board will be making a decision next year about how much will be financed and how much will be allocated to the down payment. He advised against relying too heavily on a reduction in the Village assessments as it will depend on the size of next year's budget.

Landscape & Maintenance

Mr. Fogelman said his Committee wrapped up a very good year. His next focus will be on the lake banks and the golf cart paths and he would like to include them in the next fiscal year's budget. Mr. Krosser recommended completing the work on the cart paths on Golfside Dr.

Mr. Fogelman said that the Committee is looking forward to being involved with the street light and front entrance projects as time dictates.

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Architectural Control Committee

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

Special Projects

Mr. Friedman reported that the front entrance, landscaping and water features have not been finalized as the consultants have not all agreed to the AIA contracts. He is hopeful they will be signed within the next couple of days. Once the agreements are in place the job can begin.

The lighting will start at the Glades Road entrance and go through the development. The Committee is meeting this Friday to discuss. Mr. Baecht said the lights will have smart technology. The poles may have surveillance cameras, wi-fi, an emergency button and the capability to plug in a phone during an outage. Other amenities can be added at any time. There was discussion about the aesthetics of the light poles.

Security & Safety

Mrs. Wittlin reported that the Committee did a very good job over the past year. The installation of the exit arms completely resolved the problem of vehicles entering Boca West by swinging around the gatehouse. The numbers of the people coming through the gates is currently in the tens of thousands. Security had been very careful during the pandemic with limiting access to residents and certain contractors such as those working on single family homes and emergency repairs. Mrs. Wittlin commended Mr. Baecht and BWMA Security department.

Mrs. Wittlin recommended to address the salary structure of the guards which will help with employee retention and hiring people who are more adept at computer skills.

Legal

Mr. Schlifke reported that a lease was concluded by the Joint Venture to lease approximately half of the Rappaport building. A contribution and an indemnity agreement have also been concluded with the Club to ensure that neither the BWMA nor the Club will separately bear responsibility for more than 50% of the rent and expenses incurred pursuant to the new lease. Mr. Schlifke is working with Peter Blacklock, the Club's attorney, as well as the Joint Venture's attorney, Michelle Tanzer, to consider creating another subsidiary. If the subsidiary is established, it will act as a real estate holding company that will be able to purchase units that are going through foreclosure and prevent them from going to an unwanted third party.

Mr. Schlifke reported we have been granted a summary judgement on aspects of the litigation against the two entities that acquired two condo units at sheriff foreclosure sales. The organizations bought the units and did not join the Club. They created a phony mortgage and did a deed in lieu to claim they are not subject to the mandatory membership. Thus far Boca West has prevailed in court. We do not know why they are pursuing this as their legal costs far exceed the value of the units and we do not know who is funding them. We have to continue until the appeal process runs out.

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Insurance

Mr. Haberman has nothing new to report.

Grievance

The Grievance Committee is meeting on Friday, February 26 regarding Club members who are delinquent in current year's dues. Mr. Schlifke added that our counsel will also be attending the meeting on Friday. This process is a deterrent to those residents who are paying their assessments but are not complying with mandatory membership requirement as stated in our Governing Documents and to reduce the number of people living here who are not complying with the mandatory membership.

The Committee will meet next month to hear those residents who have multiple traffic violations.

Unfinished Business

There was no business to discuss.

New Business

Mr. Krosser reminded everyone that the Annual meeting will be held on March 15. He asked the Committee chairs to present a two-minute report on their Committees and to thank their Committees. We have arranged for the Representatives to have a To Go Lunch which can be picked up at the Club prior to the meeting.

Good and Welfare

Mr. Moskowitz commended the Board for a job well done and looks forward to working with the Board should he be elected.


Mr. Greenfield advised to be careful when marking up the cart paths for repairs. He asked if we had insurance protecting the Board regarding the new Grievance process. Mr. Haberman confirmed the BWMA does have D&O coverage. Mr. Greenfield asked Mr. Friedman to make sure that BWMA has Certificates of Insurance from the engineers naming the Club as additional insured. Mr. Schlifke explained that there are pros and cons to requiring additional insureds. Mr. Greenfield thanked the Board for the opportunity to be selected as a candidate.

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With no further business to discuss the meeting adjourned at 3:16 P.M.

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

Respectfully submitted,


Bernard Schlifke, Vice-President BWMA


Elaine Wittlin, Secretary, BWMA

4/28/21
Date