



# BOCA WEST

MASTER ASSOCIATION

## **Architectural Control Committee Meeting Monday, February 13, 2023; 3:00 PM MINUTES**

In attendance: Bernie Friedman, Chair, Eric Sacks, Marvin Scharf, Leslie Seiff, Mark Singer, Sylvia Ravitz, Mark Dorfman, Harriet Moskowitz and Robert Spring. Deborah Hunter had an excused absence. Also, in attendance were Michael Eustace, Executive Director, and Alyssa Martinez, Executive Assistant.

Mr. Friedman called the meeting to order at 3:00 PM and established a quorum. The January 12, 2023 minutes were approved as written.

### **Chairman's Comments:**

Mr. Friedman discussed the following with the Committee:

- There are some Peppertree residents that are asking to allow other window sizes in lieu of the current oriel style windows.
- Mr. Spring is working on editing the current ACC guidelines to include insurance requirements for the Master Association, the village and the homeowner.
- Woodcrest has painted a "Stop" on the pavement.
- All window installations in the mid rises need to be permitted and include a signed and sealed engineer's report about the weight of the windows and how it could affect the weight of the building.

### **New Business:**

The Architectural Control Committee met to review petitions for exterior alteration or improvement to Boca West properties. The following petitions were reviewed with the findings as noted:

1. WIND KEY - Ray and Wendy Pare - 7783 Wind Key Dr  
Landscape design for the purpose of replacing overgrown and aged original landscape. Work to be done by Michael Kraft Enterprises. License #: 23-00052270  
Approved  Denied  \*Conditionally Approved
2. WOODCREST - Jesus Garcia Fuentes - 74705 Woodmont Court Unit 202  
Replacing 9 windows and 3 doors for impact windows and doors with bronze frames and clear glass. No grids. Work to be done by Prestige Windows & Doors. License #: CBC1251687  
Approved  Denied  \*Conditionally Approved
3. WATERS EDGE - Randi & James Deminno- 20109 Waters Edge Dr  
Replacing existing pavers on driveway and walkway to front door. Exact same specs as current layout. Color and style to adhere to the rules of Waters Edge. Work to be done by Double Eagle. License #: CGC055117  
Approved  Denied  \*Conditionally Approved
4. GARDENS OF LAKEWOOD II - Sonya Eider Orley - 7735 Lakeside Blvd G902  
Change windows & sliding doors to impact bronze frame and clear glass (no tint or Low-E). All sizes and styles to be the same as existing. Entry door to be 6 panel fiberglass double doors. Work to be done by SIW Solutions. License #: CGC1524998  
Approved  Denied  \*Conditionally Approved

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5. PINELAKE - Gail Hausknecht - 3303 Bridgewood Dr  
New paver patio. Work to be done by Paven Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
6. PINELAKE - Beth and Jay Freeberg - 3505 Bridgewood Dr  
Back patio. Work to be done by Paven Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
7. PINELAKE - Domenic Spinale - 3206 Bridgewood Dr  
Install paver patio in rear of unit. Work to be done by Pavin Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
8. PINELAKE - Mark Haltzman - 3311 Bridgewood Dr  
New paver patio. Work to be done by Paven Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
9. LAKEWOOD MR I - Marco Jimenez - 7738 Lakeside Blvd MR I Unit 383  
Extend living room by adding impact sliding glass doors. Work to be done by Jorge Morell.  
License #: CGC1520618  
Approved  Denied  \*Conditionally Approved
10. LAKEWOOD MR IV - Marco Jimenez - 7786 Lakeside Blvd Unit 624  
Extend corner sliding doors with impact sliding doors. Work to be done by Jorge Morell.  
License #: CGC1520618  
Approved  Denied  \*Conditionally Approved
11. LAKEWOOD MR IV - Marco Jimenez - 7786 Lakeside Blvd Unit 676  
Extend sliding door in the living room with impact sliding doors. Work to be done by Jorge Morell. License #: CGC1520618  
Approved  Denied  \*Conditionally Approved
12. WATERS EDGE - Joann Setty - 20065 Waters Edge Dr  
Back patio. Work to be done by Paven Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
13. CEDAR GLEN - 19293 Cedar Glen Dr LLC - 19393 Cedar Glen Dr  
Install new garage door. Clopay 9208, in charcoal. Work to be done by TG Construction.  
License #: CGC1523993  
Approved  Denied  \*Conditionally Approved
14. CYPRESS WALK - Roy Shulman - 6738 Woodbridge Dr  
Replace pool deck with marble, diamond brite pool, new waterline tiles, salt water system, handrail and LED pool bulb installations. Work to be done by Pavin Mavin. License #: 2020124398  
Approved  Denied  \*Conditionally Approved

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15. BAYWOOD - Bruce Bieber - 19676 Bay Cove Dr  
Driveway and walkway pavers replaced and widen driveway 4' toward grass side. Work to be done by Pavin Maven. License #: 2020124398  
Approved  Denied  \*Conditionally Approved
16. WOODCREST - Douglas Karol - 7435 Woodmont Court  
Installation of 22 kw generator and 500 gallon underground tank. Work to be done by Reliable Power Systems. License #: EC13004305  
Approved  Denied  \*Conditionally Approved
17. PLANTERS POINT - Planters Point - 7840 Golfside Dr  
Demolish existing entry sign and replace with new sign. Work to be done by NJB Construction. License #: CGC1522167  
Approved  Denied  \*Conditionally Approved
18. WATERS BEND - Roslyn Meren - 19667 Waters End Dr Unit 305  
Impact windows surrounding end condo unit. Bronze frame and clear glass. Work to be done by Southwinds Inc. License #: SCC131151666  
Approved  Denied  \*Conditionally Approved
19. BRIDGEWOOD MRI - Elaine Barsa - 1714 Bridgewood Dr  
Install pavers color Red Charcoal Holland pavers. 4"x8"x1". Work to be done by Dwayne Katz. License #: 201004363  
Approved  Denied  \*Conditionally Approved
20. BAYWOOD - Joan Schlesinger - 19670 Bay Cove Dr  
Repave front walk way. Work to be done by Paver Man License #: U22292  
Approved  Denied  \*Conditionally Approved
21. LAUREL OAKS - Laurel Oaks - 20110 Boca West Dr, Unit 218  
Landscape renovation by the Laurel Oaks Board of Directors. Work to be done by Palm Beach Broward Landscaping. License #: 200412624 and 2015085598  
Approved  Denied  \*Conditionally Approved
22. CYPRESS WALK - Bernice Wachter - 6754 Woodbridge Dr  
Re-roof. Remove existing and replace with Eagle Tile-Capistrano, Boca Cream color. Work to be done by Coastal Roofing Contractors Inc. License #: U17222  
Approved  Denied  \*Conditionally Approved

**Committee Discussion:**

- There are 3 units in the Peppertrees that have flags draping from the garage doors.
- The Committee discussed allowing green glass in single family homes.
- Mr. Eustace is working on clarifying the hurricane shutter rule.
- Mr. Spring advised that on Course IV, hole 15, there are blue tanks that have been discarded.
- The Committee suggested adding to the guidelines the best ratio for roof cleaning chemicals.

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**Previous Petitions:**

PLANTERS POINT - Robert Genser - 19524 Planters Point Dr  
Enclose side atrium; replace windows, bronze frames and bronze glass; move door to garage closer to garage step. Work to be done by AK Construction. License #: CGC057505  
Approved  Denied  \*Conditionally Approved

CEDAR GLEN - 19293 Cedar Glen Dr LLC - 19293 Cedar Glen Dr  
\*Home partially burned\* Roof replacement and installation of windows and sliders. Work to be done by TG Construction. License #: CGC1523993  
Approved  Denied  \*Conditionally Approved


CLUBSIDE - Gary and Judy Quintiere - 21228 B Clubside Dr  
Install new garage door. Work to be done by Broten Garage Door Sales. License #: CGC1514103  
Approved  Denied  \*Conditionally Approved

CEDAR GLEN - Bernard and Rickie Backman - 19420 Cedar Glen Dr  
Renovation and 2nd floor addition. Work to be done by BMG Homes. License #: CBC1263798  
Approved  Denied  \*Conditionally Approved

CLUBSIDE - Marsha Blank - 2127A Clubside  
Expand the driveway in both length and width. Work to be done by the Paven Maven. License #: 2020124398  
Approved  Denied  \*Conditionally Approved

**With no further business to discuss, the meeting was adjourned at 4:15 P.M.**

Date of the next meeting: Tuesday, March 21, 2023 @ 11:00 A.M.

  
Bernard Friedman  
Chairman, Board of Directors

03/21/2023  
Date