



BOCA WEST

MASTER ASSOCIATION

BWMA BOAD OF DIRECTORS MEETING **Wednesday, February 22, 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 also in attendance.

Village Representatives: Bob Schwartz, BWCC, Alan Glazer, Akoya, Liz Rome, Cedar Glen, and BWMA candidates Steve Jonas, Murray Perelman and Marc Grumet were in attendance.

Mrs. Wittlin called the meeting to order at 2:00 PM and established a quorum. The January 25, 2023 meeting minutes were approved as written.

President Message

Mrs. Wittlin commented on the success of the ice-cream social. There were 480 ice-cream/shaved ice distributed and about 40 face paintings.

Mrs. Wittlin advised about the numerous projects the Master Association is planning, the concerns about the future expenditures associated with these projects and how to increase the bottom line to proceed with these capital improvements. She advised that the Board should reconsider the capital initiation fee and the adequate amount. She explained the issues that caused some confusion among the Representatives and how those issues were addressed. There was discussion about the continuation of the Club's annual payment to the Master Association for operating expenses for lake banks if such a capital initiation fee was passed. Mr. Eustace recommended educating the Representatives at the March meeting and then sending a vote at a later date. Mr. Friedman made a motion to postpone the initiation fee vote until further research is done and an agreement is made with the Country Club regarding the continuation of the \$500,000 annual payment. Mr. Forman and Mr. Remis voted against the motion. Mr. Bejarano, Mrs. Pollard, Mr. Friedman, Mrs. Wittlin and Mr. Greenfield accepted the motion. The motion passed.

Mrs. Wittlin explained the problem with the pavers at the Jog entrance as they are loose and need to be repaired. Mr. Bejarano advised taking into consideration the trucks coming through for the Club's sports center and the upcoming golf course redesign. Mrs. Wittlin advised Mr. Eustace to obtain the costs of pavers.

Mrs. Wittlin reported that the villages are very pleased that the Master Association conference room is available for their Board meetings.

Mrs. Wittlin reported that the Boca West monument at the Glades entrance should be same font and logo as the monument on the corner of Glades and Jog.

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Executive Director Message

Mr. Eustace reported on the following:

- BWMA Welcome Packet
- The Master Association communications are more professional as Mrs. Martinez now has updated computer software.
- Master Association will be sponsoring a seminar with PBSO: Outsmart the Scammers
- Working with European Graphics on the 2023 Hurricane Handbook
- The color of the pavers at the Jog Rd entrance has been discontinued. He is looking for pavers that are similar in color.
- The Glades Gate project is estimated to start around April 15. Permitting is complete and the project is out for bid
- Attending Village Annual meetings
- Oakbrook/Fairway Oaks landscaping
- Along with Mr. Turner, he has viewed several areas of concern on the cart paths
- Reserve study will be conducted next week
- Funding for Committee projects such as signage, fountains, newsletters
- Received an engineering proposal and survey for the LED lights
- Residential Management Concepts (RMC) lease is up in August 2023.
- AMR's lease is expiring in August 2023 and it will be renewed for 5 years

Committee Reports

Finance

Mr. Bejarano reviewed the financial statement. He advised that the Committee recommended drawing the money from the loan for the full loan amount. Mr. Bejarano suggested that he, Mrs. Wittlin and Mr. Eustace meet with the bank.

Mr. Bejarano reported that the Committee continues to discuss the availability of the Joint Venture Financials to the Master Association.

Collections Committee

Mr. Forman reported that the effort continues to encourage members to pay their dues.

Audit

Mr. Forman reported that the Committee met to review the performance of the auditors and of the audit committee. The Committee felt that they discharged their responsibilities well this year.

Landscape & Maintenance

Mrs. Pollard reported that although the Committee members were disappointed that a fountain was not approved, they were understanding of the money constraints. The Committee is working on landscaping the median coming in through the Jog Rd gatehouse. The Committee is asking for a bench to be placed between the Tot Lot and Oakbrook. Mr. Eustace advised that the location of golf courses needs to be taken into consideration before placing benches along the main roads.

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Architectural Control Committee

Mr. Friedman reported on the February petitions.

Mr. Friedman reported that the word “STOP” was painted on the street in Woodcrest without BWMA approval. He was informed it will be removed in June when the streets will be resealed.

Mr. Friedman explained that the ACC Committee is recommending to require an engineer’s report confirming the weight going on the terrace will not affect the high-rise building structure when incorporating terraces into a living area. Mr. Friedman made a motion to impose a regulation be added to the ACC Guidelines requiring a structural engineer report approving the weight that is being added to the building when enclosing a patio into a living area. The Board unanimously approved and the motion passed.

An open discussion forum was held with the Village Representatives and the management companies on February 6. Some topics of discussion were to allow single family homes to have green tinted glass, consider changing the hurricane shutter rules as it would cost homeowners money to put them up and take them down, and ongoing roof cleaning. It was a very productive meeting.

Special Projects

Mr. Friedman advised that by March 15 we should have a proposal for the guarantee maximum price contract for the gatehouse. A meeting will be held with the contractor, his attorney and our attorney regarding questions on his contract.

The lights installed at the new sports center will be the same lights that will be installed on BWMA roadways, but the lumens will be brighter. Once an engineer is hired it will take six to 8 months for installation.

Insurance

Mr. Greenfield advised that people running in the Club’s races on BWMA roads should sign a disclaimer that they are running at their own risk.

Security and Safety

Mr. Greenfield reported that the Committee recommended lowering the speed limit to 30 MPH on BWMA roads. Mr. Greenfield made a motion to lower the speed limit to 30 MPH on Boca West Dr. The Board unanimously agreed, and the motion passed. Notifications will be sent to the community.

Mr. Greenfield reported that the Committee also discussed rules of the road for golf carts, roller bladders and electric bikes and agreed to put the issue on hold for the incoming Security & Safety Committee members.

Mr. Greenfield reported that PBSO will make a presentation about how to recognize and outsmart scammers on March 14, 2023. This presentation is open to all members.

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Mr. Greenfield reported that Chief Lastella installed cameras along the west border of Boca West, on the corner of Glades Rd and the turnpike, as a safety measure because a medical marijuana shop will be opening in that plaza this year.

Strategic Planning Committee

There was no business to report.

Communications

Mrs. Wittlin reported that the Committee was very pleased with the ice-cream social turnout. Volunteers were taking pictures and videos to be used in future communications. The Committee is reviewing the hurricane newsletter and the Welcome Book.

Grievance

Mrs. Wittlin reported that she spoke with Mr. Jerry Glassman and established a procedure to recommend repeat offenders who pose a serious threat to the safety of members and guests, be brought before the Club Grievance Committee. Two such repeat offenders were reported to the Club.

Joint Venture Sub Committee Report

Mrs. Pollard reported that all sessions are on hold until the fall.

Unfinished Business

There was no business to discuss.

Good & Welfare

Two attendees requested a portion of the speed bumps be removed to allow for bicyclists to pass.

Other

There was no business to discuss.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:48 P.M.

Next Meeting Date: March 29, 2023 @ 2:00 PM.

Respectfully submitted,



Elaine Wittlin
President, BWMA



Ronnie Pollard
Secretary

03/29/2023

Date