



BOCA WEST

MASTER ASSOCIATION

**BOCA WEST MASTER ASSOCIATION, INC.
REPRESENTATIVES MEETING
Monday, March 15, 2021**

Pursuant to call and upon proper written notice, the Representatives Meeting of the Members of Boca West Master Association was held on this date, via video conference due to COVID 19.

Board members present were Howard Krosser, Bernard Schlifke, Elaine Wittlin, Albert Rothaus, Bernard Friedman, Avron Fogelman, and Mark Haberman. Brad Baecht, Chief Operating Officer and Executive Director was also in attendance.

Howard Krosser, President of the BWMA Board of Directors, called the meeting to order at 12:00 P.M.

Proper Notice of the meeting was verified and a quorum was established. Forty-four (44) villages were represented at the meeting by respective Representatives and Alternate Representatives. Member Villages Representatives' attendance of 86.47% was recorded to establish a quorum.

Minutes of the December 9, 2020 Representatives' meeting were unanimously approved by the Member Representatives.

President's Welcome and Introduction

Mr. Krosser reported that due to the pandemic, the decision was made to once again hold the meeting via videoconference for everyone's health and safety. Mr. Krosser welcomed the Past Presidents, Board of Governors, AMR, PBSO, Master Association staff, legal counsel and all property managers who may be in attendance. Mr. Krosser thanked everyone for their service and dedication.

Mr. Krosser personally and on behalf all of BWMA, congratulated Mr. Bob Winikoff, the new Club Chairman, and the newly elected Board of Governors.

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Executive Director Message

Mr. Baecht thanked all of the Representatives and the BWMA staff for a successful year. He thanked the Board of Directors and the Committees for their stellar work in continuing to improve Boca West while also protecting our residents and employees during the pandemic.

Mr. Baecht expressed his appreciation and congratulated Mr. Krosser for his tremendous leadership and service. Mr. Baecht also congratulated the new and returning Board of Directors and looks forward to working with them.

Mr. Baecht reported that two important beautification projects were successfully completed last year which were the median landscaping improvement program and the addition of four spectacular water fountain features. He thanked Mr. Fogelman, Mr. Turner and his staff for a tremendous job well done.

Mr. Baecht reported on the highly anticipated front entrance, the guard house redesign and street light replacement projects which will be done in conjunction with the Club's renovation of the sports and activity center. He anticipates the start date to be Spring 2022 and will provide more information as it becomes available.

He wished everyone a fun filled, relaxing summer and looks forward to their safe return for another great season at Boca West.

Committee Reports

Finance Committee

Mr. Rothaus thanked the Finance Committee for their help during the year. He also thanked the Board for their support and Mr. Baecht for running a fine organization. He reported that BWMA continues to perform better than budget. The monthly financials reflect a healthy balance sheet and by the end of this year cumulative contributions to the Joint Venture of almost \$780,000 have been made without increasing our assessments.

Akoya's proportionate share of assessments will be increasing significantly in next fiscal year's budget. The Board will be making a decision about how much of next year's large projects will be financed and how much will be allocated to the down payment. We anticipate that BWMA will have no problem borrowing money to the extent needed.

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Landscape & Maintenance

Mr. Fogelman reported that the Committee took on a very ambitious project this past year to transform the appearance of the common areas of Boca West with a major median landscaping plan. The objective was to beautify Boca West and make it a more enjoyable place to live. He is hopeful that the Representatives have seen and enjoyed the fountains.

The Committee encouraged the Landscape & Maintenance staff to increase the beautiful flowers and plantings. This year, over 45,000 flowers were planted throughout the community. The Committee realized the importance of landscaping to the success of Boca West and plans to continue with the enhancement program.

Mr. Fogelman reported that he and Mr. Turner also had an aggressive plan this year to repair the lake banks which will continue to be repaired throughout the community this oncoming year. It should be noted that Boca West has over 200 acres of lakes and they look better than they ever have.

Another important part of his responsibility was improving the cart paths. Additional repairs will continue to be made this year with plans to increase the size in designated areas.

Mr. Fogelman commended Mr. Turner and his staff and expressed how fortunate Boca West is to have Mr. Turner in charge of this critically important part of Boca West. Mr. Fogelman admires his ability and has enjoyed working him. Mr. Fogelman thanked Mrs. Wittlin, the Vice-Chair, as well as former Committee members Jess DelVecchio, Steve Etter, Robert Forman, Alan London and Carol Laban.

Security and Safety Committee

Mrs. Wittlin commended Mr. Baecht and Chief Joe Lastella for their guidance and professionalism during the past year. She commended Chief Lastella for his ability to coordinate and cooperate with Palm Beach Police and Fire Department for the community's security and safety. Mrs. Wittlin thanked her Committee members, Alan Feldman, Ron Roth, Steve Berlin, Nancy Fried, Ronnie Pollard and Shep Remis for their service.

Architectural Control Committee

Mr. Friedman thanked his Committee for their dedication and hard work in processing the applications throughout the year. He recognized Mark Haberman, Co – Chair, Mark Dorfman, Scot Karp, Sylvia Ravitz, Elliot Saltz, Leslie Seiff, Rob Spring, Mark Singer

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and Mitchell Taback for making site inspections and comments. A special thanks to Alyssa Martinez, Executive Assistant, who spends countless hours processing the applications and assigning them to Committee members for review.

In 2019, 210 applications were processed. In 2020, the Committee processed 373 applications. To summarize 2020 applications, there were 87 generators, 71 patios and pool areas, 54 new roofs, 25 hurricane shutters, 7 solar panel installation and 144 new impact windows and doors. Since January of this year, 82 applications have been processed.

When an application is submitted that involves life saving projects such as generators, windows and roofs, the Committee processes these requests as soon as possible so the homeowners do not have to wait for the next scheduled Committee meeting.

Mr. Friedman reported that the prior automobile insurance requirements were too tough for the smaller contractors. He and the Committee spoke to outside insurance consultants and have reduced the requirements for those contractors.

Mr. Friedman advised on the importance of the Village Boards and property managers to check the applications to ensure all of the required information is submitted. Mrs. Martinez sends an email to the homeowners listing the missing required documentation which causes delays in receiving a recommendation of approval.

Special Projects Committee

Mr. Friedman thanked Mr. Baecht, Mr. Fogelman, Mr. Schlifke and Mr. Steve Tecot for their service and assistance. Contracts were finalized on the front entrance project with the four consulting firms: the site engineer, landscape architect, water feature consultant and an architect. The projects, once completed, will include a new guardhouse with two guest entry lanes to help eliminate backups at the gate during certain times of the year. In addition, the Committee has been in the process of selecting LED fixtures for the street light project. As soon as everything is finalized, a presentation will be made to the Village Representatives for approval.

Insurance Committee

Mr. Haberman thanked the Committee members, Alan Samuels, Bill Kurtz, Joel Simon, Jeff Greenfield and Herb Romanow for sharing their insurance expertise. The Committee worked hard to maximize coverage and keep premiums at a reasonable level. General liability coverage was originally budgeted for a 15%-20% increase. However, negotiations were made with the underwriters that due to COVID19, the roads were being used significantly less than in previous years which resulted only in a 9.8% increase and

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saved the Master Association considerable money. On the health insurance side, the Committee saved the Master Association \$120,000 by switching carriers while still being able to provide the high level of coverage for the employees. The Committee also considered hiring a PPO coverage, Professional Payroll Organization, to manage the work. After researching, it was determined that it is more efficient to keep it in house due to how well the staff has streamlined the payroll procedure, including insurance and taxes, for all of the employees. Mr. Haberman commended Mr. Baecht, Ms. Ellis, accounting, and Mrs. Gooding, Human Resources.

Audit Committee

Mr. Schlifke expressed his appreciation to Mr. Bernie Friedman, Mrs. Elaine Wittlin and most importantly to Ms. Bridget Ellis and Mr. Baecht for their hard work as well as to Mr. Al Rothuas, Treasurer. Our auditors were able to deliver a clean audit with no material changes. He credited the staff for being able to continue year after year in maintaining the necessary internal controls to meet the requirements of our auditors. At the beginning of the audit for the year ended September 30, 2020, the Committee learned about certain changes in applicable accounting standards. However, we were able to defer implementation of the changes until our current fiscal year. It is anticipated that the changes will only be in the presentation of the audited statement and will not change the net results of our operations in any way.

Legal Committee

Mr. Schlifke reported that the Joint Venture has been fully implemented over the course of last year. A real estate subsidiary, Boca West Realty, was created and the creation of another entity is being considered that would be used to take title on a temporary basis to properties that might be acquired through foreclosure sales.

A 5-year lease with a five-year option to extend was concluded for the space currently leased to Lang Real Estate as well as the space previously occupied by the Village Store. An easement agreement was also concluded with the Club which will allow for the expansion of the parking areas adjacent to the sports center and to the overflow lot across the street.

Mr. Schlifke reported that he worked with outside counsel on several projects such as assisting the Club with mandatory membership issues, completing the consolidation and updating of the Master Association's governing documents and is currently working on the legal aspects of the front entrance projects.

Mr. Schlifke thanked the Board and the staff for their continued support regarding current projects and for their assistance throughout the past year.

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Volunteer for a Committee

Mr. Krosser recognized Jay Schwartz, the Chairperson for the Grievance Committee and Ronnie Pollard, Chairperson for the Nominating Committee and thanked those who served on all of the Committees for their dedication. They have been invaluable in making the Master Association work effectively.

Mr. Krosser asked if any of the Representatives are interested or know of someone who is interested in volunteering for a committee to contact Mrs. Martinez.

BWMA President Comments

Mr. Krosser stated that he is proud and privileged to have served with many outstanding fellow Board members and Committee members over the last six years and for all that has been accomplished for the betterment of Boca West.

Mr. Krosser reported that the Master Association is in excellent financial shape and was able to operate under budget for the past six years with no increase in assessments. This was quite the feat last year, 2020, with the COVID pandemic as the community faced many staffing and financial difficulties. He commended the entire BWMA staff on continuing to work on their respective responsibilities under very trying and dangerous conditions and noted that they are owed many thanks from the Board and our Boca West residents.

Mr. Krosser commented on the beauty of Boca West and in particular the recently completed median landscaping project and the new fountains.

Mr. Krosser reported that Boca West has excellent security which has been enhanced by installing exit gate arms at all of the exterior gatehouses along with new cameras that have the most up to date technology to include facial recognition. Security has kept our gates secure and Boca West remains the safest community in the area.

Last year in 2020 alone, the Board received and approved 373 resident petitions to upgrade our housing since more of our residents chose to remain throughout the summer.

Of major importance and significance for all the Village Representatives and Boards was the updating and approval of the BWMA governing documents that included the integration of all of the amendments that dated back to the inception of Boca West almost 50 years ago.

In addition to the past Board members, Mr. Krosser stated he has been privileged to serve with this year's Board, Bernard Schlifke, Al Rothaus, Elaine Wittlin, Bernie Friedman,

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Avron Fogelman and Mark Haberman whose support made all of the mentioned accomplishments possible. He is indebted to Brad Baecht, Chief Operating Officer and

Vice President, who has worked diligently and successfully since he accepted the position over 5 years ago. He has ably led our fantastic organization through this COVID pandemic and directed many other large projects which included bringing Hotwire on board, repaving all of BWMA roads, enhancing the signs throughout Boca West, relocating AMR to the BWMA building and now in the midst of the street light replacement program and the planning of the redesign of the Glades Rd entrance and gatehouse. The preliminary renderings were emailed to the Representatives. This massive project is being planned to coincide with the Club's Sports Center renovation. Mr. Krosser also recognized Security Chief, Joe Lastella, Landscape & Maintenance Director, Lawson Turner, Business Manager, Bridget Ellis and especially Mr. Baecht's Executive Assistant, Alyssa Martinez.

Mr. Krosser reported that while he is proud of all of the accomplishments made during his two terms, he is especially proud of the positive and working relationship that has been established between the Master Association and the Club. The development and introduction of the Joint Venture took extensive collaboration between the BWMA and the Club to assure Boca West remains the number one rated private community. This took an enormous amount of time, legal and business acumen and preparation, and accomplished something that has been needed and in discussion for many years. Mr. Krosser thanked Matt Linderman, Phil Kupperman, Jerry Glassman and Howard Liebman from the Club who all worked tirelessly to make this a reality.

Mr. Krosser thanked Bernard Schlifke who has been his righthand man in regards to all of his legal questions, issues and requests and who worked endlessly to successfully complete.

Mr. Krosser looks forward to seeing the continuing renaissance of Boca West as the BWMA and the Club continue the work together to refurbish older homes, construct a beautiful new front entrance on Glades Rd, with new street lights that will brighten the roads throughout Boca West and increase the value of our real estate to match our glorious Boca West lifestyle.

Mr. Krosser thanked all of the Representatives, and especially his wife Roz, for allowing him to serve.

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ANNOUNCEMENT OF THE NEW BOARD OF DIRECTORS

An organizational meeting will be held shortly after the annual meeting to elect a new President. The new Board will also appoint the Committee Chairs, who in turn will select their committees. The Committee meetings will resume in April.

Mr. Krosser reminded the Representatives that according to the revised documents that this year and going forward the auditors will count the ballots. Mr. Bill Kilgallon, Hafer & Co, announced the winners. The two candidates who received the highest votes to serve on the Board were Ed Moskowitz and Elaine Wittlin.

Mr. Krosser congratulated the new Board of Directors.

GOOD & WELFARE

Mr. Mort Plotnick asked about installing car charging stations for communities who do not have garages. Mr. Krosser said that the Master Association will continue to look into adding car charging stations throughout the community. Mr. Baecht said he and the Special Projects Committee are working with FPL for potential stations, but as of now it is up to the Village and the individual homeowners to install electric charging stations. The Master Association understands this is the way of the future.

Dr. Robert Lewis asked if the roof of the building that houses Lang Realty will also be refurbished. Mr. Krosser informed that the JV intends to renovate both the inside and the outside of the building by the end of this summer or shortly thereafter.

Ms. Marjory Widensky asked about the draining problem along the walking path in Bridgewood. Mr. Baecht said he spoke to Mr. Turner and that section is on the list for repairs.

Mrs. Carol Goldberg asked if the left turn off of Glades into Boca West will be widened. Mr. Baecht said that is up to the Florida Dept of Transportation. She asked about the walking paths and adding a bike lane. Mr. Baecht said that the streets are too narrow to add bike lanes. She asked about the County putting new pipes in her community. Mr. Friedman said that the County is redoing the lift station in Lakewood and installing a generator as well. The same was done in Arbor Lake and it took quite some time to complete. The Master Association has no control over the County or City projects. Mr. Baecht said he will reach out to the County.

Mr. Gary Nath reported that the left hand turn light timing at Glades Rd is off. He also asked if the BWMA Office building will be renovated. Mr. Baecht said there are no plans currently to renovate the building and he will ask the County about changing the timing of the light. Mr. Nath also asked if the villages will be able to include the new lights. Mr. Baecht confirmed that the Villages can contract individually.

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Mr. Seymour Samberg asked if he needs to go through the Master Association's Architectural Control Process for approval to install a car charging station. Mr. Baecht confirmed that all exterior projects should come to the Master Association for approval.


Mrs. Paula Brovender asked if there is still a contract for Iguana Control. Mr. Baecht confirmed that BWMA does have a contract and will have them come to her village.

Mr. Steve Miller said making a left turn from Boca West Drive to Laurel Oaks is dangerous due to the blind spots as a result of the foliage. Mr. Kossler said they will have someone look at the area and trim as necessary.

Mr. Arnold Kronick asked if Security was still giving citations for vehicles who do not come to a full stop. Mr. Kossler said Mrs. Wittlin has instructed Security to give citations and we continue to send messages and will be increasing fines. Mr. Baecht advised that as part of the street light project Security is considering placing cameras at strategic locations.

With no further business to discuss, the meeting was adjourned at 1:04 PM.

Respectfully submitted,



Mark Haberman, President



Shep Remis, Secretary

2/24/2022

Date