



BOCA WEST

MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING Wednesday, March 24, 2021 11:00 AM Fazio Room at the Club

Minutes

In attendance were Board members, Bernard Schlifke, Elaine Wittlin, Al Rothaus, Bernie Friedman, Avron Fogelman and Mark Haberman. Also, in attendance were Brad Baecht, Chief Operating Officer and Executive Director and Alyssa Martinez, Executive Assistant.

The following villages were represented at the meeting via video conference: Steve Tecot, Fairway Point II, Arthur Adler, Wedgewood, and Jeff Greenfield, Bridgewood.

Mr. Schlifke called the meeting to order at 11:00 A.M. and established a quorum. Mr. Schlifke made a motion for approval of the February Meeting minutes. The approval of the February meeting minutes was tabled until the next Board meeting to allow the Board members to further review the minutes.

Mr. Schlifke made a motion for approval of the March 15 Organizational Meeting Minutes. The approval of the Organizational meeting minutes was tabled until the next Board meeting to allow the Board members to further review the minutes.

President's Message

Mr. Schlifke thanked the Representatives of the Master Association and the Committees for their support of the Board and the activities of the Master Association. He also thanked the Board for its past efforts to keep Boca West safe and make it a better place to live. He looks forwards to the Board continuing those activities. He welcomed Mrs. Wittlin who was re-elected to serve on the Board. Mr. Schlifke reported that Mr. Moskowitz was also elected, however several days after the election, due to personal reasons, Mr. Moskowitz submitted a written resignation. In due course and pursuant to the Master Association Documents a successor will be appointed to the Board to complete the unexpired term of Mr. Moskowitz.

The Board has elected the following officers: Bernard Schlifke as President, Elaine Wittlin as Vice-President, Al Rothaus as Treasurer, and Mark Haberman as Secretary.

Mr. Schlifke reported that hurricane preparedness will be the subject of the Master Association's article in the next Club magazine.

Mr. Schlifke stated that the Master Association will continue to monitor COVID 19 issues and modify policies from time to time as circumstances warrant or dictate. We will also continue our cooperation with the Club to keep Boca West as safe as possible.

BOARD OF DIRECTORS MEETING

WEDNESDAY, MARCH 24, 2021

PAGE 2

Mr. Schlifke stated that the Committee Chairs and Vice-Chairs would normally be approved at this time. Mr. Schlifke proposed deferral of this action due to the vacancy on the Board and stated that his preference would be to finalize those positions once a 7th member has been appointed unless the Board would like to take action otherwise. The Board unanimously agreed.

Mr. Schlifke noted that pedestrian traffic in our roadways continues to be a problem despite ongoing efforts by our security staff to minimize the number of people using roads for pedestrian purposes. He has previously discussed this issue with Mrs. Wittlin as well as with Mr. Baecht and Chief Lastella. The Board has also discussed the need to find a solution to this issue. A proposal under consideration is to have members of our security team hand out warning notices to walkers and joggers using roadways as their primary path, including possibly taking names so that repeat offenders can be subject to grievance proceedings if necessary. Mrs. Wittlin requested that the decision be deferred to allow for her to have further discussion with her Security Committee and for further discussion with our security staff. In the interim, Mr. Baecht suggested sending out another eblast bulleting important safety reminders and F.S. Section 316.130 in order to remind residents to do their part to be safe. The Florida Statute in questions states:

"Where sidewalks are provided no pedestrian shall, unless required by other circumstances, walk along and upon the portion of the roadway paved for vehicular traffic."

Mr. Friedman commented upon about the danger of golf carts not abiding by the same rules as cars. Mr. Fogelman advised that one of the projects for his Committee this year is to widen the cart paths. Mr Schlifke agreed that the cart paths should be widened where possible, but noted that widening is often limited by the location of utilities and other constraints. Mr. Friedman noted that any widening may impact the lighting project.

Executive Director Comments

Mr. Baecht gave an update on the following:

- Continuing to send updates regarding COVID vaccination eligibility
- Continuing work on the light and front entrance projects
- Hurricane Preparedness Outlook Newsletter
- Professional Community Association Manager (PCAM) testing on April 15-16, highest credential one can receive in the industry
- Club Delinquent Accounts
- Grievance Committee meeting results which met on Tuesday, March 23 for vehicle violations
- Boca West Realty: 51 active listings, 7 pending and two closed sales

Mr. Schlifke stated that the entire Board would be invited to attend the subsequent front entrance and street light meetings to finalize these projects.

**BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 24, 2021
PAGE 3**

Unfinished Business

Mr. Fogelman reported that he is extremely pleased with the number of residents willing to volunteer on the Landscape & Maintenance Committee. Mr. Fogelman said it is very difficult to select the volunteers as they are all qualified but unfortunately not all can be selected to serve on the Committee. He asked how many members can be selected for each Committee. Mr. Schlifke stated that it is up to each Chair and Vice-Chair to determine the preferred number of Committee members.

New Business

Mr. Baecht reminded the Board members to come into the office to sign the bank authorization cards. Mr. Baecht said if anyone would like a new photo to inform Mrs. Martinez so she can schedule Jason Jackman.

Mr. Fogelman suggested bringing back the Outlook Newsletter. Mr. Schifke agreed to re-establish the newsletter. Mr. Schlifke stated that Mrs. Wittlin asked about an additional page in the BWCC magazine and he has conveyed that request to the Club. Mr. Baecht confirmed that the hurricane edition is very well received. Mr. Haberman made a motion to re-establish the Outlook. Four Board members voted in favor and Mr. Friedman voted no. Mr. Schlifke abstained. Mrs. Wittlin and Mr. Haberman volunteered to chair the Communications Committee and have a member from each Committee contribute.

Mr. Schlifke suggested that it is not necessary to have the entire Board authorized as signers for bank accounts. Mr. Haberman agreed, suggesting that only the officers and Mr. Baecht be authorized to sign the bank authorization cards. The Board approved this recommendation.

Mr. Schlifke advised that once the chairs have been finalized, the Committee Chairs can set their meeting dates.


Good and Welfare

There was no business to discuss.

With no further business to discuss the meeting adjourned at 12:30 P.M.

Date of next meeting = Wednesday, April 28, 2021 at 2:00 PM

Respectfully submitted,


Bernard Schlifke, President BWMA


Mark Haberman, Secretary, BWMA

4/28/21
Date