



# BOCA WEST

## MASTER ASSOCIATION

**BOCA WEST MASTER ASSOCIATION, INC.  
ANNUAL REPRESENTATIVES MEETING  
Friday, March 25, 2022**

**Pursuant to call and upon proper written notice, the Annual Representatives Meeting of the Members of Boca West Master Association was held on this date, in the Cypress Room at the Club and also via video conference.**

Board members present were Mark Haberman, Elaine Wittlin, Shepard Remus, Albert Rothaus, Bernard Schlifke, Avron Fogelman and Bernard Friedman.

Mark Haberman, 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. Thirty-six (36) villages were represented at the meeting by respective Representatives and Alternate Representatives. Member Villages Representatives' attendance of 72.62% was recorded to establish a quorum.

Minutes of the February 24, 2022 Representatives' meeting were unanimously approved by the Member Representatives.

### **President's Welcome and Introduction**

Mr. Haberman welcomed the Village Presidents, Representatives and Committee members to the Annual Master Association meeting. He welcomed the Past Presidents, the Board of Governors, BWMA staff, Brian Meanley from Sachs Sax Caplan, PBSO, AMR Representative and the property managers.

Mr. Haberman recognized and thanked all of the Board members for their service and dedication. He presented plaques to the following outgoing Board members thanking them for their service, Avron Fogelman, Bernard Schlifke and Albert Rothaus. He presented Mr. Marvin Scharf with a plaque to thank him for his time and dedication for serving on the Special Projects Committee to work on the Front Entrance Project and the Lighting Project. Mr. Schlifke presented Mr. Haberman with a plaque in recognition of his service.

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**Presentation of the Upcoming Front Entrance Project/Lighting Project**

Mr. Friedman explained the Front Entrance Project. Mr. Jonathan Ricketts, JTR Inc., Mr. Peter Stromberg, Garcia Stromberg Architects, and Mr. Pablo Massari, EDSA, gave a presentation. Mr. Friedman answered questions from the Representatives.

There will be a special Representatives' meeting on April 12, 2022 for the members to vote on the project. The Official Notice was sent to all Representatives on March 24, 2022.

**President's Message**

Mr. Haberman gave an update on the Joint Venture.

Mr. Haberman advised that the Board has hired an executive search firm to fill the Executive Director position.

Mr. Haberman reported on the Master Association operations.

**Committee Reports**

Legal

Mr. Schlifke, Past President, gave exiting remarks on his service over the past six years. He thanked the entire Master Association staff all of whom have contributed immeasurably to the Master Association during his tenure. He thanked the members for their support.

Finance

Mr. Rothaus thanked all of the members of the Finance Committee for their service. He thanked Ms. Bridget Ellis, Master Association Controller, for ensuring that the accounting systems, integrity and controls are the envy of any organization. We are very fortunate to have her. The last audit report showed no requirement for change at all, which is very unusual. He thanked Mr. Schlifke and Mr. Baecht, former Executive Director, and the senior staff of the Master Association.

Landscape & Maintenance

Mrs. Wittlin thanked the Landscape Committee for sharing their innovative ideas for her to present to the Board. She credited Mr. Fogelman for all of his service and dedication to the beautification of Boca West by installing fountains and flowers throughout the community. She thanked Mr. Lawson Turner, Director of Landscape & Maintenance, and his staff.

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Security & Safety

Mrs. Wittlin thanked the Security & Safety Committee for their service. She thanked Chief Lastella and his staff for keeping Boca West safe. She also commended the paramedics and PBSO who are on the job 24/7.

Architectural Control

Mr. Friedman thanked Mrs. Martinez for all the work she does with the Committee. As of 2020 to date we have processed 908 petitions for construction on the exterior of the homes. He thanked, Mr. Haberman, Vice-Chair, and the entire Committee for the extensive time they put into serving this Committee. Petitions for roofs, doors, windows and generators will be expedited during hurricane season. Mr. Friedman advised the importance of having clean roofs and asked the Villages to assist so we do not have to get involved and issue penalties. He recognized Sabal Lake, Quail Hollow, Lakewood and Island Court for the exterior work to enhance their Villages.

Insurance Committee

Mr. Haberman recognized Mr. Alan Samuels, who recently passed, for sharing his expertise on the Insurance Committee. He also thanked the Insurance Committee for sharing their expertise and time. Mr. Haberman reported on the Master Association insurance lines. Mr. Haberman thanked the Board and the staff for their encouragement and suggestions to make Boca West a better place. He wished the new Board continued success.

Volunteer for a Committee

Mr. Haberman advised the Representatives that if they are interested in volunteering for Committee to contact Mrs. Martinez.

Announcement of the New Board of Directors

Mr. William Kilgallon, from Hafer & Co., reported on the results of the election.

Mr. Daniel Bejarano	6,149
Jeff Greenfield	5,190
Ronnie Pollard	3,906
Mark Haberman	2,878
Joel Macher	1,761

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**Good & Welfare**

There were no questions from the Representatives.

With no further business to discuss, the meeting was adjourned at 12:52 P.M.

Respectfully submitted,



Elaine Wittlin, President



Ronnie Pollard, Secretary

12/12/22  
Date