



**Architectural Control Committee Meeting  
Wednesday, April 19, 2023; 11:00 AM  
MINUTES**

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

Guests in attendance: Frank Tucci, Excel Property Management, Karen Heck, President Arbor Lake, and Larry Brochin, Willow Wood MR III.

Mr. Jonas called the meeting to order at 11:00 A.M. and established a quorum. The March 21, 2023 minutes were approved as written.

**Chairman's Comments:**

Mr. Jonas welcomed the Committee and introductions were made.

Mr. Tucci presented an updated petition for the exterior repairs being done to the homes in Arbor Lake. The Committee discussed the petition and that the work must be done properly and in accordance with Palm Beach County.

**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. CEDAR GLEN - Bonnie Shapiro - 19373 Cedar Glen Dr  
Replace concrete stamped driveway and walkway with pavers. Tremon, Oldtowne, color Glacier. Work to be done by BMG Homes. License #: CBC1263798  
Approved  Denied  \*Conditionally Approved
2. ARBOR LAKE - Arbor Lake c/o Excel Mgt - 2385 NW Executive Ctr Dr Ste 100  
Repairs to exterior siding in various areas. Façade will conform to existing design and color. Structural repairs as needed. Any area with hardy board to be changed back to T1111. Work to be done by Biscayne Restoration. CGC060549  
Approved  Denied  \*Conditionally Approved
3. WEDGEWOOD - Donald & Karen Sussman- 7456 Rexford Rd  
Remodel outdoor kitchen. Work to be done by The King of BBQ License #: CRC1333856  
Approved  Denied  \*Conditionally Approved
4. WOODCREST - Maxine Engelhard - 7369 Woodmont Court  
Air conditioning condenser to be moved from backyard to the right hand side of garage door to remediate coolant leak underneath the house. Work to be done by Palm Air. License #: CAC1815743  
Approved  Denied  \*Conditionally Approved

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5. ISLAND COURT - Karen and Bruce Temkin - 19466 Island Court Dr  
Replace hedge of ficus with clusia, remove oak tree, replace hedge of cherry with clusia and plant sod. Work to be done by Alejandro's Lawn and Tree Service. License #: 21-00246005  
Approved  Denied  \*Conditionally Approved
6. PINELAKE - Ken and Ellen Schwebel - 3207 Bridgewood Dr  
Remove screen porch and install new sliding doors and windows at rear and front of unit. Work to be done by 5 Star Windows and Doors. License #: SCC131152154  
Approved  Denied  \*Conditionally Approved
7. PINELAKE - Bernard Michael Budd - 3708 Bridgewood Dr  
Replacement of all exterior windows and doors with hurricane glass. Work to be done by United Windows and Doors LLC. License #: SCC131151135  
Approved  Denied  \*Conditionally Approved
8. WOODBRIDGE - Gladys Golden - 20625 Woodbridge Way  
New Roof. Work to be done by Best Choice Roofing. License #: CCC0582761019798 RX  
Approved  Denied  \*Conditionally Approved
9. WOODBRIDGE - Village of Woodbridge - 7162 Woodbridge Cir  
Road milling and repaving. Work to be done by Five Star Sealing and Paving. License #: U18530  
Approved  Denied  \*Conditionally Approved
10. THE COVE - Debbi Tanenbaum - 20220 Boca West Dr Unit 402  
Impact window installation. Work to be done by BNT Services. License #: SCC131151154  
Approved  Denied  \*Conditionally Approved
11. WIND KEY - Evelyn Dorf - 7764 Wind Key Dr  
R/R impact windows and doors. Bronze frames and bronze glass. Clear rain glass on front entry door. Work to be done by BNT Services. License #: SCC131151154  
Approved  Denied  \*Conditionally Approved
12. CEDAR GLEN - Shepard and Judith Remis - 19348 Cedar Glen  
Landscape residence. Work to be done by Chris Kinsey Landscaping. License #: 201256056  
Approved  Denied  \*Conditionally Approved
13. SABAL LAKE - Myrna Weiss - 19359 Sabal Lake Dr  
Enclose partial balcony and install hurricane impact windows and doors. Work to be done by Ouler Rubeiro. License #: CGC1527762  
Approved  Denied  \*Conditionally Approved
14. PINELAKE - Kristine & Joe Casali - 3202 Bridgewood Dr  
Patio installation. Work to be done by Pavin Maven. License #2020124398  
Approved  Denied  \*Conditionally Approved

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15. PINELAKE - Giles Levy - 3301 Bridgewood Dr  
Patio installation. Work to be done by Pavin Maven. License #2020124398  
Approved  Denied  \*Conditionally Approved
16. PINELAKE - Zen Chernyk - 3407 Bridgewood Dr  
Patio installation. Work to be done by Pavin Maven. License #2020124398  
Approved  Denied  \*Conditionally Approved
17. PINELAKE - Harry and Suzanne Toufayan - 3504 Bridgewood Dr  
Patio installation. Work to be done by Pavin Maven. License #2020124398  
Approved  Denied  \*Conditionally Approved
18. ISLAND COURT - Andrea Kent - 19448 Island Court Dr  
Resurface existing pool, remove and replace existing pool tile, install marble pavers over existing pool deck. Work to be done by Sun Blue Pools. License #: CPC1459072  
Approved  Denied  \*Conditionally Approved
19. WOODBRIDGE - Estate of Faith Brensilber - 20507 Woodbridge Dr  
Replace current roof and remediate mold. Work to be done by Chase Roofing. License #: CCC1331558  
Approved  Denied  \*Conditionally Approved
20. MAHOGANY BEND - Stuart Perlen - 7468 Mahogany Bend Ct  
New roof. Color Terracabra Range (4664). Work to be done by Ocando Roofing. License #: CCC1328707 PER MRS. RAVITZ, MR. PERLEN IS HIRING A NEW CONTRACTOR AND WILL SUBMIT A NEW PETITION.  
Approved  Denied  \*Conditionally Approved
21. WILLOW WOOD MR III - Lawrence Brochin - 6797 Willow Wood Dr Unit 6071  
Small balcony: Remove metal shutters, install impact glass (2) fixed panes and sliding glass doors. Remove existing interior sliding glass doors (2) and fixed panes. Work to be done by A-Christian Glass. License #: SCC131151235  
Approved  Denied  \*Conditionally Approved
22. PEPPERTREE II - Susan Proyles - 19830 Sawgrass Dr Unit 302  
Replacement of windows and doors. Work to be done by CFR Coastal Enterprises. License #: CGC062804  
Approved  Denied  \*Conditionally Approved
23. ISLAND COURT - Carol Freeman - 19611 Island Ct Dr  
Install a generator. Work to be done by Rack Electric. License #: EC13002600  
Approved  Denied  \*Conditionally Approved
24. PEPPERTREE III - Robert Mate - 19674 Sawgrass Dr Unit 6102  
Installing impact glass door, bronze frame, gray glass. Single hung picture and architectural windows, bronze frames, gray glass. Work to be done by Florida Storm Protection. License #: CGC1515827  
Approved  Denied  \*Conditionally Approved

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25. PEPPERTREE III - Cliff Glasser - 19600 Sawgrass Circle, Ste 2601  
Replace garage door. Work to be done by Broten Garage. License #: CGC1514103  
Approved  Denied  \*Conditionally Approved
26. PEPPERTREE II - Jeffrey and Debra Rosenberg - 19680 Sawgrass Dr Unit 3202  
Construction of backyard stone patio. Work to be done by Paverman Florida. License #:  
473647798  
Approved  Denied  \*Conditionally Approved

**Previous Petitions:**

- BAYWOOD - Patricia (Hirsch) & Arthur Rafkind - 19688 Baycove Dr  
Re roof home. Tile: Light Brown White Antique. Work to be done by JW Jones Contracting Inc.  
License #: CCC1328722  
Approved  Denied  \*Conditionally Approved
- OAKBROOK - Bram Naimer - 19668 Oakbrook Cir  
Extend roof at front door and bay window to conform to hurricane glass drawings. All  
windows and doors hurricane glass. Work to be done by Stealth Construction. License #:  
CGC057774 & CCC1329019  
Approved  Denied  \*Conditionally Approved
- WATERS EDGE - Phyllis Satousky - 20152 Waters Edge Dr Unit 804  
Replace garage doors with impact rated doors. Work to be done by At Your Service Garage  
Doors LLC. License #: U21899  
Approved  Denied  \*Conditionally Approved
- LAKESIDE 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
- LAKESIDE 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
- LAKESIDE 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
- 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

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**Committee Discussion**

The Committee recommended to add all of Marco Jimenez petitions to the Violation List.

Mr. Spring asked whether or not landscaping needed to be filed. Mr. Eustace explained that all landscaping projects need to be filed.

Mrs. Fried reported that Garabar Roofing did a roofing project in The Pointe. They ran out of the approved brown tile and took it upon themselves to install red tile. The roofs now do not match. She was advised that the homeowner must go back to Garabar to have the roof changed to the correct color tile.

There is a home in Mahogany Bend that has a black mailbox, while all of the others are brown. Mrs. Martinez will bring it to the attention of the property manager and the Village President.

Mrs. Ravitz asked about the proper and respectful manner to display the United States flag. The Committee agreed the flags should be displayed on a pole that is attached to the garage.

The Committee reviewed the Violations List and recommended fines. Mr. Eustace advised that he will check with our legal counsel on the amount we are allowed to fine and confirm we are following the proper legal procedure. As of to date, there is language in our Documents that could inhibit the Master Association's enforcement for architectural violations which will be presented to the Representatives for a vote to update the wording. He will also develop a fining schedule.

**With no further business to discuss, the meeting was adjourned at 1:00 P.M.**

Date of the next meeting:

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Steven Jonas  
Chairman, Board of Directors

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Date