



BOCA WEST

MASTER ASSOCIATION

**Architectural Control Committee Meeting
Wednesday, May 17, 2023
2:00 PM**

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:

Mr. Jonas called the meeting to order at 2:00 P.M. and established a quorum. The April 19, 2023 minutes were approved as written.

Chairman's Review

- **ACC Guidelines:**

Mr. Jonas reviewed the guidelines and recommended updating to include defining the proper and respectful manner to display the American flag, all pool and paving projects must be approved by the Master Association and the installation of green mesh on fences is not permitted. He and Mr. Eustace will meet with counsel to discuss making an amendment to the Documents regarding pool and paver installations.

- **Fining Schedule:**

Mr. Eustace explained the fining process. When we are first notified of the violation, he will make a phone call to the resident, which in most cases resolves the issue. If the violation is not resolved, the resident will receive a letter informing them they have 7 days to resolve the issue. If no resolution is made, a second letter notifying them of the impositions of fines and suspension and they can appear before the Grievance Committee. It is not our goal to put a lien against the home, but if the homeowner does not comply, that is the legal recourse that we can take.

- **Proper and Respectful Flag Display**

New Business:

1. WATERS BEND - David Greenberg - 19657 Waters End Dr. Unit 204

Replace inoperative glass sliding patio doors with hurricane glass. Change charcoal bronze color to black. Work to be done by WDX SBH Seal. License #:

Approved Denied *Conditionally Approved

2. CEDAR GLEN - Bonnie Shapiro - 19373 Cedar Glen Dr

Paint roof slate gray. Work to be done by Rhino Roofs. License #: U17109

Approved Denied *Conditionally Approved

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3. ISLAND COURT - Sharyn Harvey - 19575 Island Court Dr

Installing impact casement and picture windows, bronze frames/gray glass; trapezoid window, sliding glass doors, impact glass door with sidelight all with bronze frames/gray glass. Installing cabana door, gray glass, white interlayer privacy glass. Work to be done by Florida Storm Protection. License #: CGC1515827

Approved Denied *Conditionally Approved

4. ISLAND COURT - Jill and Gary Ziman - 19472 Island Court Dr

Remove and replace landscaping in front of house. Work to be done by Martins Landscaping Inc. License #: 200412997

Approved Denied *Conditionally Approved

5. PEPPERTREE II - Warren Beck - 19820 Sawgrass Dr Unit 3804

Remove and replace front door with impact door in Sapale Woodgrain finish. Other windows will have bronze frames and gray tint glass. Work to be done by Seascape Windows & Doors. License #: SCC131151745

Approved Denied *Conditionally Approved

6. WATERS EDGE - Gregg Kallen - 20064 Waters Edge Dr Unit 405

Installing impact glass door with sidgelight, bronze frame/gray glass, sliding glass doors, bronze frame/gray glass, and windows with bronze frames/gray glass and storefront windows for patio enclosure, bronze frames/gray glass. Work to be done by Florida Storm Protection. License #: CGC1515827

Approved Denied *Conditionally Approved

7. WATERS REACH - Wendy Webber - 19446 Waters Reach Unit 503

Retractable Awning installed on main sliders and patio. Work to be done by Buzzman Awning Distributors. License #: 36688

Approved Denied *Conditionally Approved

8. MAHOGANY BEND - Mahogany Bend - c/o Lang MgT 790 Park of Commerce Blvd., Ste 200

Install new mailboxes for the entire community. Sample at 7420 Mahogany Bend Ct. Work to be done by Lang Repair & Maintenance. License #: 2020131498

Approved Denied *Conditionally Approved

9. WATERS EDGE HOA - Waters Edge HOA - c/o Waters Edge HOA

Re-Roof 32 buildings plus 1 pool house. Work to be done by Molsbee Roofing. License #: CCC1327429

Approved Denied *Conditionally Approved

10. BRIDGEWOOD MR I - Elaine Barsa - 1714 Bridgewood Dr

Replace screen door and screen panel to two screen doors. Work to be done by Dwayne Katz. License #: 201004363

Approved Denied *Conditionally Approved

11. C/O RMC - Woodcrest HOA - Woodcrest

Sealcoat community. Work to be done by Five Star Sealing and Paving. License #: E20503

Approved Denied *Conditionally Approved

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12. C/O EXCEL MGT - Arbor Lake - Arbor Lake

Repair to wood structural columns and wood beams as identified by IA Engineering and to the exterior repairs of the T111 for the listed units by Biscayne Restoration Inc. Work to be done by PI Carpentry Inc. License #: CGC1522701

Approved Denied *Conditionally Approved

13. WATERS BEND - Lenore Kramer - 19665 Waters End Dr Unit 1103

Installing impact glass double front door, 5 sliding glass doors, single hung and picture windows all bronze frames/gray glass. Work to be done by Florida Storm Protection. License #: CGC151827

Approved Denied *Conditionally Approved

14. BRIDGEWOOD TH III - Maria Nieto - 2502 Bridgewood Dr

Remove and replace 2 windows and sliding glass doors in back of house with impact products, bronze frames and gray glass. Same size and styles as existing. Work to be done by Seascape Windows & Doors. License #: SCC131151745

Approved Denied *Conditionally Approved

15. BRIDGEWOOD TH II - Helaine Weinberger-2105 Bridgewood Dr

Remove old patio from front and back of unit and replace with new pavers. Work to be done by Pavin Maven. License #: 2020124398

Approved Denied *Conditionally Approved

16. BRIDGEWOOD TH II - Susan and Jules Nissim - 2306 Bridgewood Dr

Installation of gates to accommodate a golf cart in front courtyard. Work to be done by Zepco Fence Inc. License #: 99-9238 FX

Approved Denied *Conditionally Approved

17. BRIDGEWOOD TH II - Jodi Blum - 2002 Bridgewood Dr

Front door replacement. Work to be done by Mr. Handyman. License #: CGC1513681

Approved Denied *Conditionally Approved

18. BRIDGEWOOD TH II - Helaine Weinberger - 2306 Bridgewood Dr

Replace front door and side panel with new double door (same as Unit 601) Work to be done by G O'Brien Construction. License #: CGC054380

Approved Denied *Conditionally Approved

19. WIND KEY - Stanley Ross - 7743 Wind Key Dr

Replace existing walkway from the front door to the driveway with cement pavers. Work to be done by All State Construction. License #: CRC1330657

Approved Denied *Conditionally Approved

20. WEDGEWOOD - Robert Spring-7503 Rexford Rd

Changing some of the landscaping in the front of home. Work to be done by Art & Design Landscaping. License #: 200109726

Approved Denied *Conditionally Approved

21. ISLAND COURT - Sharyn Harvey - 19575 Island Court Dr

Install 24 KW generator and 500 gallon underground tank. Work to be done by Just Call Reliable. License #: EC13004305

Approved Denied *Conditionally Approved

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- 22. PEPPERTREE III - Laurie Glasser - 19600 Sawgrass Circle Unit 2602**
Install an awning. Work to be done by Premier Rollout Awnings. License #: CGC1521424
Approved Denied *Conditionally Approved
- 23. CHARTER CAY - Charter Cay - c/o Gary Stein**
Community painting project. Work to be done by Hartzell Painting. License #: CGC1517138.
Approved Denied *Conditionally Approved
- 24. PLANTERS POINT - Eunice Ring - 19544 Planters Point Dr**
Installation of hurricane protection product. Work to be done by Storm Smart SE, LLC. License #: CGC1519801
Approved Denied *Conditionally Approved
- 25. CLUBSIDE - David Marcus - 21205 Clubside Dr Unit C**
Installation of impact windows and doors, clear glass, bronze frames that will aesthetically match other units in the community. Work to be done by Caner Impact Windows & Doors. License #: CGC1530091
Approved Denied *Conditionally Approved
- 26. LAKEWOOD MR I - Jan Michaelson-7738 Lakeside Blvd Unit 385**
Add an integral doorwall to restore the porch to its original plan. Work to be done by Optimus Development Contractors, LLC. License #: CGC1525042
Approved Denied *Conditionally Approved
- 27. LAKEWOOD MR CONDO ASSOC - Lakewood MR Condo Association - 698 Lakeside Blvd**
Concrete Restoration Project. Work to be done by Dimondo Construction. License #: CGC1516742.
Approved Denied *Conditionally Approved
- 28. FAIRWAY OAKS - Howard Silver - 7170 Melbourne Lane**
Repair and Repalce the backyard pool area, refinish pool, remove some trees and bushes in backyard. Work to be done by Accent Construction Services. License #: CBC1255498
Approved Denied *Conditionally Approved
- 29. WOODBRIDGE - Les Tager - 7053 Woodbridge Circle**
Install 2 new AC systems. Work to be done by Vans One Hour AC. License #: CAC1818843
Approved Denied *Conditionally Approved
- 30. BRIDGEWOOD VILLAS - Renata Ramacieri - 502 Bridgewood Ct**
Remove and replace windows & doors with impact product with bronze frames and gray tint or clear glass. Work to be done by Seascape Windows & Doors. License #: SCC131151745
Approved Denied *Conditionally Approved
- 31. CEDAR GLEN - Bonnie Shapiro - 19373 Cedar Glen Dr**
Retractable screen by 2 covered patios. Black screen and white frame. Work to be done by Premier Rollout. License #: CGC1521424
Approved Denied *Conditionally Approved
- 32. PLANTERS POINT - Planters Point POA - c/o Mahogany Services**
Removal of dead and diseased Ficus hedge along Planters Point property, both sides of entranceway along Golfside Dr and install approx (220) #7 gallon Clusia Hedges, 2 1/2 ft off center. Work to be done by Elite Services. License #: PBC 198408631
Approved Denied *Conditionally Approved

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33. BRIDGEWOOD MR I - Jerrold Cohen - 1551 Bridgewood Dr Unit 1551

Install sliding glass doors to replace existing. Bronze frame and gray tint. Not to increase living space. Work to be done by Scott Raines. License #: CGC022738

Approved Denied *Conditionally Approved

34. BRIDGEWOOD MR II - F. Lothar Lahrssen - 1900 Bridgewood Dr Unit 1941

Installation of impact windows and sliding glass doors to enclose back patio; sliding glass doors in master bedroom. Bronze frames and gray glass. Work to be done by Wright's Impact Window & Door. License #: CBC1262617

Approved Denied *Conditionally Approved

35 PEPPERTREE III - Barbara Elman

Replace existing garage door. Work to be done by Broten Garage Door. License #: 1514103

Approved Denied *Conditionally Approved

Previous Petitions:

PEPPERTREE III - Edward and Lynn Mishan - 19520 Sawgrass Dr Unit 2003

Installation of sliding glass doors, single hung windows, and oriel style windows. Work to be done by Scott Raines. License #: CGC022738

Approved Denied *Conditionally Approved

THE POINTE - Andrew Schildcrout - 20657 Linksvie Circle

Wants to extend patio onto Club Property. Owner received permission from Club; Village does not want to approve project

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

ACC Violations Review

The Committee reviewed the Violations List. The majority of which have been resolved.

Stanley Greene: Agreed to tint his windows with either a bronze or gray tint to cover the Low E green tinted windows that were installed.

Emilie Grant: Mrs. Martinez explained she came into the office on May 17, 2023 and explained the impact windows were installed 14+ years ago and she has no documentation. Mr. Jonas advised to waive the violation due to the time lapse.

Marco Jimenez submitted the required documentation for his units. The units at 7738 Lakeside Blvd Unit 383 and 7786 Lakeside Blvd Unit 676, the patios were not enclosed. The 7786 Lakeside Blvd Unit 624 was enclosed and an engineer's report was submitted.

Robert Vannucci submitted a copy of the BWMA approval from 2006 to install storm screens.

Mila Carrillo installed windows and doors without Village and BWMA approval. Mr. Eustace explained that Palm Beach County is now involved.

Sabal Lake will be submitting a petition for the two street lights that were installed without BWMA approval.

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With no further business to discuss, the meeting was adjourned at 4:00 PM.

Date of the next meeting: Thursday, June 22, 2023 @ 3:00 PM.



Steven Jonas
Chairman, Board of Directors

7/22/23

Date