



# BOCA WEST

MASTER ASSOCIATION

**BOARD OF DIRECTORS MEETING**  
**Wednesday, June 22, 2022; 2:00 P.M.**  
**BWMA Conference Room**

Minutes

In attendance were Board members: Elaine Wittlin, Bernard Friedman, Danny Bejarano, Ronnie Pollard, Jeff Greenfield, Steve Forman and Shepard Remis. Also, in attendance was Alyssa Martinez, Executive Assistant.

Villages in Attendance: Bob Schwartz, BWCC; Alan Glazer, Akoya; Ed Locker, Peppertree II; Steve Tecot, Fairway Point; Sue Steckler, The Island; Gail Lowen, Baywood; Steve Jonas, Woodcrest.

Mrs. Wittlin called the meeting to order at 2:00 P.M. and established a quorum. The May 25, 2022 meeting minutes were unanimously approved as written.

**President's Message**

Mrs. Wittlin welcomed the guests and advised they can speak under Good & Welfare.

**Committee Chair Reports**

Finance Committee

Mr. Bejarano reported on the May Financials and advised that the results are in line with the budget. When planning the budget, any increases in inflation, given the state of the economy, will be taken into consideration as well as where expenses can be managed more cost effectively.

Strategic Planning Committee

Mr. Bejarano reported that the Committee will be focusing on the topics of sustainability and the future of security.

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Collections Committee

Mr. Forman reported on the the Non-Equity members who may be in violation of the grandfathered requirements as stated in the Maintenance Covenants and the Mandatory Membership Amendment.

Architectural Control Committee

Mr. Friedman will report on the June 2 and June 27 Architectural Control Committee meetings at the July Board meeting.

Special Projects

Mr. Friedman gave an update on the Front Entrance Project and Lighting Project.

Communications Committee

Mrs. Wittlin reported that the Committee will be communicating more frequently with the Villages via the BWCC magazine and eblasts.

Hurricane newsletters, garage door stickers and door hangers are available at the office for anyone who is interested in obtaining copies.

Landscape & Maintenance Committee

Mrs. Pollard reported that the Committee is currently on a summer hiatus. She is in communication with Mr. Turner to keep her apprised of any landscaping issues during the summer.

Mrs. Wittlin reported on an area between Fairway Oaks and Oakbrook that needs to be cleared and the issue must be resolved between the two Villages. As a matter of security, BWMA will remove any of the debris that pose a danger to residents using the path.

Grievance (Traffic Violations)

The Grievance Committee will be meeting on Monday, June 17, 2022.

Security & Safety Committee

Mr. Greenfield reported that the Security Committee discussed creating a left turn lane to enter in Akoya, an app which uses a scan code for gate entrance and how best to streamline the issuance of transponders. He is researching on purchasing more cameras.

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Insurance

There was no business to report at this time.

**Unfinished Business**

Mr. Forman advised a reserve study should be conducted to properly budget for the capital expenses given the economy.

Mr. Forman stated his concern for the safety and security of all Boca West residents with regards to the increased number of residents speeding 45+ mph. He suggested that the penalties should be increased and if possible, to work with the Club to have their privileges suspended. There are also concerns about golf cart safety and he recommended that the Club and the Master Association work together to notify residents that both are going to be diligent about safety. Mrs. Wittlin explained the history of the golf cart insurance policy verification and to hopefully come to a resolution before season starts.

Mr. Forman advised that last year, given the building collapse in Miami, that the mid-rises are at least 30 years old and he suggested that the Master Association needs to exercise leadership and advise the mid-rises to conduct a structural study. Mr. Friedman reported that a law was passed mandating that buildings must be inspected every 30 years.

**New Business**

Mr. Greenfield advised on installing uniform charging stations as more people are purchasing electric cars. Mr. Greenfield reported that FPL is developing a program so that it will be cheaper to charge cars at night. Mrs. Wittlin advised that there are many villages that have installed these charges in their homes.

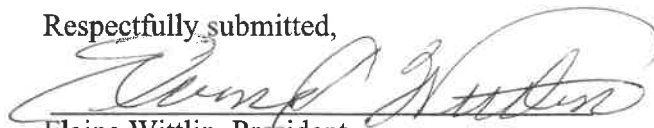
**Good & Welfare**

The guests spoke under the Good & Welfare session.

Mr. Greenfield commended Mrs. Wittlin for her dedication and efforts.

With no further business to discuss, the meeting was adjourned at 3:16 PM.

Respectfully submitted,

  
Elaine Wittlin, President

  
Ronnie Pollard, Secretary

08/31/2022

Date