



**Architectural Control Committee Meeting
Thursday, June 22, 2023; 3:00 PM
MINUTES**

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

Mr. Jonas called the meeting to order at 3:00 P.M. and established a quorum. The May 17, 2023 minutes were approved as written.

Chairman's Comments:

- Hurricane Shutter Rule: The Committee discussed when shutters should be lowered/raised regarding to the official hurricane season dates and when residents leave and return to Boca West as some leave prior to the start of hurricane season. Mr. Jonas will make a recommendation to the Board to send the guidelines to the residents and property managers to make sure everyone is aware of the rule and possible fines.
- Change to project completion lead time. The Committee discussed the 180 days lead time to finish projects and determined that the supply chain issues will eventually diminish next year. The Committee recommended keeping the wording as is on the approval letters.
- Low E windows in single family homes. The Committee discussed whether or not to allow single family homes to have Low E windows (green tint). The Committee recommended leaving the rule in place as-is as the Low E windows are not aesthetically pleasing.
- Metal Roofs. The Committee discussed the issue of villages requesting metal roofs. The Committee recommended to determine it on a case-by-case basis.

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. WILLOW WOOD GARDENS - Steven Klein - 6722 Willow Wood Dr Unit 1507
Installation of EV charger. Work to be done by Razorback Electric. License #: EC13009190
Approved Denied *Conditionally Approved
2. LAKEWOOD MR CONDO ASSOC. - Lakewood MR Condo Assoc. - 698 Lakeside Blvd
Removal of a tree located between building 800 and 900 on the golf course of Boca West facing the parking lot. Work to be done by Baker Landscaping Corp. License #: FL0239
Approved Denied *Conditionally Approved
3. LAUREL OAKS - Stacy & Marc Nevins- 20100 Boca West Dr Unit 121
Replace windows with hurricane windows Bronze frames and bronze glass. Work to be done by Reliance Window Systems. License #: CGC1523976
Approved Denied *Conditionally Approved

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4. LAKEWOOD MR CONDO ASSOC. - Lakewood MR Board - 698 Lakeside Blvd
Painting all 8 midrise buildings same color, white. Painting the pool areas and carports. Work to be done by RCI Painting. License #: U16498
Approved Denied *Conditionally Approved
5. OAKBROOK - Howard Boilen - 19653 Oakbrook Ct
New roof. Work to be done by Gomez Roofing. License #: CCC1330494
Approved Denied *Conditionally Approved
6. CHAPEL CREEK - Gail Farber - 19355 Chapel Creek Dr
Installation of standby generator with connection to 500 gallon underground LP tank. Generator to be screened from view with Podocarpus 6" above generator and 24"x24" OC for screening. Work to be done by Reliable Power Systems. License #: EC13004305
Approved Denied *Conditionally Approved
7. CLUBSIDE - Ivan Melamed - 21187D Clubside Dr
New garage door. Flush panel white impact garage door. Work to be done by Dwayne Katz Home Maintenance & Repair. License #: 201004363
Approved Denied *Conditionally Approved
8. CLUBSIDE - Stanford & Judith Weiss - 21234C Clubside Dr
Replace front entrance door. Work to be done by Caner Impact Windows. License #: CGC1530091
Approved Denied *Conditionally Approved
9. SABAL LAKE - Sabal Lake - c/o RMC
Replacement of 2 street light fixtures. 1. Fixture by building 4 was damage by a vehicle. Couldn't find a fixture to match. 2. Fixture in front entrance was installed by error. Prior to installation the fixture was not working. Work was done by High Volta
Approved Denied *Conditionally Approved
10. PLANTERS POINT - Robert Genser - 19524 Planters Point Dr
Refinish deck keeping original footprint, diamond brite pool. No structural changes to the pool. Work to be done by Eagle Pavers. License #: CGC1525067
Approved Denied *Conditionally Approved
11. LAKEWOOD MR III - Rose and Seth Appel - 7847 Lakeside Blvd Unit 1032
Replace all windows throughout unit with new PGT impact windows. To include replacing the windows at the kitchen patio . Bronze color and style to follow conformity of building. Work to be done by General Glass & Window. License #:
Approved Denied *Conditionally Approved
12. BAYWOOD - Sanford Cohen - 19526 Bayview Dr
Installing impact glass door with impact sidelight, white frame and gray glass, single hung horizontal slider, picture windows, sliding glass doors, impact glass door all with white frames, gray glass. Work to be done by Florida Storm Protection. License
Approved Denied *Conditionally Approved
13. WIND KEY - Matthew Luba - 7735 Wind Key Dr
Replace existing windows and doors with new hurricane impact windows and doors. Bronze color and tinted glass. Work to be done by Level Group Developers. License #: CGC1531734
Approved Denied *Conditionally Approved

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14. THE COVE - Rhonda Smith - 20220 Boca West Dr Unit 501
Installation of hurricane protection product. Operable by motor remote. Curtain will be black and the frame will be white. Work to be done by Storm Smart SE LLC. License #: CGC1519801
Approved___ Denied ___ *Conditionally Approved ___
15. CYPRESS WALK - Arnold Lieberman - 6685 Woodbridge Dr
Remove solar panels, replace roof and reinstall solar panels. Work to be done by Bison Roofing. License #: CCC1330350
Approved_X_ Denied ___ *Conditionally Approved ___
16. PINELAKE - Dominic and Lisa Spinale - 3206 Bridgewood Dr
Enclose patio. Work to be done by Double Eagle Construction. License #: CGC055117
Approved_X_ Denied ___ *Conditionally Approved ___
17. WILLOW WOOD MR I - Dennis Park - 6875 Willow Wood Dr Unit 2081
Enclose lanai with impact rated material. Frames will be bronze with bronze glass. Work to be done by East Coast Windows & Doors. License #: CGC1504443
Approved_X_ Denied ___ *Conditionally Approved ___
18. GARDENS OF LAKEWOOD III - Gary Roberts - 7809 Lakeside Blvd Unit G208
Installation of a chairlift. Work to be done by Acorn Stairlifts Inc. License #: ELC789
Approved_X_ Denied ___ *Conditionally Approved ___
19. WILLOW WOOD GARDENS - Barry Wiener - 6682 Willow Wood Dr Unit 1806
Installing impact slider doors. Bronze exterior frames, white interior frames and clear glass. Work to be done by Boca Impact Window & Door. License #: CGC1520762
Approved_X_ Denied ___ *Conditionally Approved ___
20. PEPPERTREE III - Mark Dorfman - 19560 Sawgrass Dr Unit 2203
Impact rated garage door (white). Hurricane impact front door, bronze frame and bronze glass. Work to be done by At Your Service Garage Door. License #: PER MRS. RAVITZ, MR. PERLEN IS HIRING A NEW CONTRACTOR AND WILL SUBMIT A NEW PETITION.
Approved_X_ Denied ___ *Conditionally Approved ___
21. CYPRESS POINT - Arthur Blau - 20563 Linksview Way
Replacement of 5 impact windows and 3 doors. Bronze frames and gray glass. Work to be done by A-Christian Glass and Mirror Co. License #: SCC131151235
Approved_X_ Denied ___ *Conditionally Approved ___
22. WILLOW WOOD MR I - Ronald and Helene Kroll - 6895 Willow Wood Dr Unit 1046
Enclose the outside patio into living room area. New PGT impact windows to be installed at the existing screen. Bronze color. Windows will be 3 panels following existing style for conformity to the building. Work to be done by General Glass and Windows. L
Approved_X_ Denied ___ *Conditionally Approved ___
23. BRIDGEWOOD MR II - Ivanete Wolstoncroft - 1834 Bridgewood Dr
Install impact windows and doors. Bronze frames and gray glass to match existing. Work to be done by Choice One Home Improvement. License #: CGC1525795
Approved_X_ Denied ___ *Conditionally Approved ___

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24. PEPPERTREE I - Stanley Greene - 20010 Sawgrass Lane Unit 4302
Apply tint to windows. Work to be done by SeaCool Window Films. Certified Minority Business.
Approved Denied *Conditionally Approved
25. THE POINTE - Charles Rubin - 20611 Linksview Cir
Installation of 22 kw generator with 500 gal LP underground tank. Work to be done by Reliable Power Systems. Licnese #: EC13005984
Approved Denied *Conditionally Approved
26. ISLAND COURT - Sharyn Harvey - 19575 Island Court Dr
Pool and patio remodel. Work to be done by BMG Homes. License #: CBC1263798
Approved Denied *Conditionally Approved
27. THE POINTE - Ralph and Lorraine Singer - 20584 Links Circle
Replace Roof. Work to be done by FL Pro Roofing. License #: CCC13333668
Approved Denied *Conditionally Approved

ACC Violations Review:

The Committee discussed the Violations List.

Previous Petitions:

- BRIDGEWOOD TH II - Jodi Blum - 2002 Bridgewood Dr
Front door replacement. Work to be done by Mr. Handyman. License #: CGC1513681
Approved Denied *Conditionally Approved
- PLANTERS POINT - Eunice Ring - 19544 Planters Point Dr
Installation of hurricane protection product. Work to be done by Storm Smart SE, LLC. License #: CGC1519801 PER BWMA, AREAS 1 AND 2 HAVE BEEN APPROVED FOR INSTALLATION. AREA 3 IS APPROVED USING WHITE FRAME AND WHITE FABRIC. AREA 4 is not approved.
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
- 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 PATIO WAS ENCLOSED AND PROPER DOCUMENTATION WAS SUBMITTED
Approved Denied *Conditionally Approved

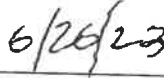
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With no further business to discuss, the meeting was adjourned at 4:30 P.M.

Date of the next meeting: Thursday, July 20, 2023 @ 12:00 P.M.



Steven Jonas
Chairman, Board of Directors



Date