



BOCA WEST

MASTER ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING Thursday, July 7, 2022; 3:30 P.M.

Minutes

In attendance: Daniel Bejarano, Committee Chair, Murray Perelman, Harold Kestenbaum, Ed Rod, Liz Rome and David Yarnell. Arnie Pollard had an excused absence. Michael Lissauer was absent.

Villages Present: Mark Berkowitz, Waters Bend and Alan Glazer, Akoya.

Mr. Bejarano called the meeting to order at 3:35 PM and established a quorum. The June 1, 2022 meeting minutes were unanimously approved as written.

Committee Update

Demographics and Boca West Real Estate Inventory

Mrs. Rome presented data on the demographics of the Boca West Country Club.

- Total Club Membership: 3,181
- Non-Equity Owners: 239
- Non-performing Units: 38
- 2021 Sales:
 - 400 total sales of which 200 were new owners and 200 were internal moves
 - Average age of buyers was 67 and average age of sellers was 83
- The Club does not distinguish between single and family memberships as the social dues are the same.

The Committee discussed the Boca West real estate inventory that is available and how it is not meeting the needs of today's buyers. Mr. Bejarano suggested that it may be worth investigating the feasibility of a complete redevelopment of an entire village. The Committee discussed and will research ways to bring about larger square footage units in order to make a recommendation at an appropriate time to the BWMA Board.

Sustainability

- Solar Street Lighting
Mr. Bejarano reported that he spoke with Mr. Friedman, Chair of the Special Projects Committee, who advised him that the solar street lights do not provide enough light for the streets. Mrs. Rome reported that there might be some reimbursements for switching to LED lighting and will do further research.
- Solar Roofs
Mr. Berkowitz, at Mr. Bejarano's invitation, reported that there are residents who have installed solar roofs in various villages. The Committee discussed the pros and cons of solar roofs. Mr. Bejarano requested that the Committee research what the cost would be to install solar panels on the roofs of an entire village.

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Sustainability Continued:

- Solar Panel Farms

Mr. Yarnell suggested investigating the possibility of creating a solar panel farm on the corner property of Boca West by the turnpike. He also suggested talking with FP&L in lowering the cost of the street lights if we are able to use the energy generated from the solar panel farm.

The Future of Security

Mr. Rod advised BWMA on the suitability of the current security arrangements.

The Mission Statement

Mr. Bejarano reported that the Mission Statement will be discussed at the next meeting.

Good & Welfare

Mr. Glazer and Mrs. Rome discussed how the Master Association operating costs includes member and non-equity members. Mrs. Rome advised that each Village absorbs the cost of its non-performing units.

Mr. Glazer advised that Akoya conducted an assessment of the building security and that there was a charge. Mr. Rod advised on two security risks. The first risk is individual and the second is at a group event. He recommended to have a joint discussion between the Master Association and the Club to increase security at group events.

Mr. Berkowitz suggested installing charging stations on the solar farm. He also asked about the benefit of new home sales to the Master Association. Mr. Bejarano reported on the Joint Venture Operating Agreement.

Adjournment

With no further business to discuss, the meeting was adjourned at 4:32 P.M.

Next Meeting Date: Thursday, August 4, 2022 at 3:30 PM.

Respectfully submitted,



Daniel Bejarano,
Treasurer, Committee Chair

9/17/2022

Date