



BOCA WEST

MASTER ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING Thursday, August 4, 2022; 3:30 P.M.

Minutes

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

Villages Present: Alan Glazer, Akoya.

Mr. Bejarano called the meeting to order at 3:30 PM and established a quorum. The July 7, 2022 meeting minutes were unanimously approved as written.

Committee Update

BWMA Mission Statement

The Committee reviewed and discussed the mission statement. Mrs. Rome suggested that it should be posted on the website.

Demographics and Boca West Real Estate Inventory

Mr. Bejarano explained the Joint Venture financial partnership between the Club and the Master Association. The Committee discussed the fiduciary responsibility and the long-term goals of the Joint Venture. The Committee asked to see the Operating Agreement which is publicly available.

The Committee discussed long term ways to increase the number of residences to meet the desires and needs of people who want to move to Boca West and still continue the Boca West lifestyle.

The Committee discussed the following ideas:

- Redeveloping Villages may result in the new residences paying the dues for the difference in the original number of units or homes
- Build up instead of expanding (high end condos)
- Slowly increase the dwelling units every 5-10 years
- Find spare space to build
- Selling outside memberships would change the culture of Boca West

The Committee discussed the current Master Association assessment payment system, which is based on real estate values, and how that might be changed to be more equitable among all Villages. Mr. Bejarano did a categorical analysis based on what the Villages pay for the assessed value of the real estate and divided the Villages into three tiers resulting in averaging the cost among the tiers. Mr. Bejarano will circulate his analysis to the Committee for their review and to share their ideas on developing a more equitable system.

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Sustainability

- Solar Panels: Mr. Bejarano advised that there is a bill that provides incentives for solar investments. If it becomes a law, there will be 10-year period where solar installation would be granted a 30% discount by the Federal Government. He suggested to have someone research how Boca West can take advantage of that for the single and double resident Villages. There will be more companies who will be in the solar panel business and maybe we can make a deal between the BWMA and the solar company for any Villages that may want to install panels.
- Solar Street Lighting: The Committee discussed that solar street lighting does not produce enough light.

The Future of Security

There was no discussion.

Good & Welfare

There was no Good & Welfare

Adjournment

With no further business to discuss, the meeting was adjourned at 4:39 P.M.

Next Meeting Date: Thursday, September 1, 2022 at 3:30 PM.

Respectfully submitted,



Daniel Bejarano,
Treasurer, Committee Chair

8/25/2022

Date



BOCA WEST

MASTER ASSOCIATION

BWMA Mission Statement

The Boca West Master Association is dedicated to ensuring the safety and security of residents and guests, and upholding a consistent level of excellence in providing a beautifully maintained environment. We strive to forge mutually supportive relationships with the Boca West Country Club, the Joint Venture, the Village Associations, BWMA Staff and all of our Villages and residents.

To accomplish this, we:

- Focus on our residents' needs each and every day
- Operate in a positive and professional environment
- Treat each other with respect, understanding and compassion
- Reach for the best within ourselves