



**BOARD OF DIRECTORS MEETING
Wednesday, October 27, 2021 2:00 P.M.
BWMA Conference Room**

Minutes

In attendance were Board members, Bernard Schlifke, Elaine Wittlin, Mark Haberman, Al Rothaus, Bernie Friedman, and Avron Fogelman. Shep Remis, Legal Affairs Officer, was in attendance. Also, in attendance was Brad Baecht, Chief Operating Officer and Executive Director.

The following Villages were represented at the meeting via video conference: Alan Glazer, Akoya, and Steve Tecot, Fairway Point II, and Charles Wolf, Peppertree III.

Mr. Schlifke called the meeting to order and established a quorum. Mr. Schlifke made a motion to approve the August 25, 2021 Board Meeting Minutes and the Budget Adoption Meeting Minutes. The motion was unanimously approved.

President's Message

Mr. Schlifke reported on the history of the communications regarding the proposed changes to the ACC guidelines.

Executive Director Comments

Mr. Baecht gave an update on the following:

- The holiday lights will be turned on November 15.
- Additional aeration and tree trimming have been completed around the lakes behind the Laurel Oaks buildings.
- There are 35,000 winter flowers that will be planted in six phases starting the first week of November.
- The no walking/jogging pedestrian signs have been delivered and will be installed in six locations the first week of November along Boca West Drive and Golfside Dr.
- The Nature Walk repairs will be completed by mid-December.
- All the fuel tanks for the Big and Little Berthas have been replaced.

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Elect Landscape & Maintenance Committee Chairperson

Mr. Schlifke advised that there is a vacancy for the Landscape & Maintenance chairperson and it is the Board's responsibility to elect a replacement. Mr. Fogelman nominated Mrs. Wittlin, who is the Vice-Chair. Mr. Friedman seconded the motion. The Board unanimously agreed.

Committee Chairperson Discussions

Finance

Mr. Rothaus reported on the September Financials and the Accounts Receivable report. The 2021 audit has begun and the first draft should be received within 2-3 weeks.

Landscape & Maintenance

Mrs. Wittlin advised that the meeting was cancelled due to lack of a quorum. She commended Mr. Fogelman for all of his time and dedication to make Boca West beautiful.

Mr. Baecht reported that the Iguana removal program is working really well and we will not need to increase the time the removal service experts are on site.

Architectural Control Committee

Mr. Friedman reported on the September and October petitions. Mr. Haberman made a motion to approve the Committee recommendations. The Board unanimously agreed.

Mr. Friedman reported that a resident in Fairway Oaks submitted a petition to change the border of their walkway. However, the project was completed prior to the resident receiving Master Association approval. The Committee is recommending to fine the resident. The Board discussed the issue. Mr. Haberman and Mr. Friedman will speak with the Fairway Oaks president.

Mr. Friedman reported that the Committee is recommending that the Master Association be involved in assuring that Village roofs are maintained and cleaned on an ongoing basis. Notices should be sent to the property managers, the Village Boards and the homeowners. Mr. Baecht explained that Patrol drives around the community and takes note of the roofs that need to be cleaned. The property managers are then notified to follow-up with their respective Villages.

The Board discussed the ACC changes to the Architectural Guidelines and application form recommended by the Legal Committee, staff and outside counsel. Mrs. Wittlin suggested to hire a person who is an expert in architectural review as future chairpersons may not have the same qualifications as Mr. Friedman. She noted that the Security and the Landscape Committees both have experts to guide and advise these respective Committees. Mr. Friedman, Mr. Remis and Mr. Haberman will meet with Mr. Meanley and Mr. Caplan from Sax, Sachs Caplan to discuss and answer Mr. Friedman's questions regarding the proposed changes.

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Special Projects

Mr. Baecht reported that he is working with the contractors for the front entrance project to get a Guaranteed Maximum Price (GMP) based on the designs before we go to membership for approval.

Security & Safety

Mrs. Wittlin reported that the Committee is pleased to have the signs installed advising the pedestrians to remain on the cart paths. The Committee also discussed the dangers and risks posed by the use of skateboards and in line skates. The Committee agreed that golf carts can also utilize the streets as well as the cart paths. Mr. Schlike advised that there is only so much that the Master Association can do to ensure residents' safety. However, residents also need to take responsibility and accountability for their own safety.

Grievance

Mr. Remis reported on the traffic violations and the recommendations made by the Committee. Mr. Schlifke made a motion to accept the recommendations. The motion was unanimously approved.

Legal

There was no business to discuss.

Audit

Ms. Schlifke reported that the audit is well underway and the audit report will look different this year due to the changes in the GAAP rules.

Insurance

Mr. Haberman reported that the insurance premiums came in at a 12% increase which was well below what we had anticipated.

Unfinished Business

There was no business to discuss.

New Business

There was no business to discuss.

Good and Welfare

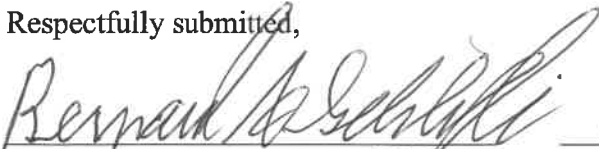
Mr. Glazer suggested encouraging people to serve on the Village Boards. This can be very difficult as it has been his experience that residents do not want to serve and therefore it is one of the reasons why Village Boards have low turnover.

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With no further business to discuss the meeting adjourned at 3:42 P.M.

Date of next meeting = Wednesday, November 17, 2021 at 2:00 PM; BWMA Conference Room

Respectfully submitted,



Bernard Schlifke, President BWMA



Mark Haberman, Secretary, BWMA

11/29/2021
Date