



**BOARD OF DIRECTORS MEETING
Wednesday, November 17, 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: Jeff Greenfield, Bridgewood, Alan Glazer, Akoya, and Steve Tecot, Fairway Point II, Charles Wolf, BWCC.

Mr. Schlifke called the meeting to order and established a quorum. Mr. Haberman made a motion to approve the October 27, 2021 Board Meeting Minutes. The motion was unanimously approved.

President's Message

Mr. Schlifke reported we are continuing to work with the Joint Venture, the Village Outreach Committee and the Leadership Committee and that the collaborations are going well.

Mr. Schlifke reported on the Good 'Ol Days litigation and the challenge to the mandatory membership presented by this litigation. Thus far, all court determinations have been decided in favor of the Master Association and/or the Club, but the litigation is not yet fully resolved.

Executive Director Comments

Mr. Baecht gave an update on the following:

- The general cleanup around the property is completed
- Security staffing
- Front entrance project

Committee Chairperson Discussions

Finance

Mr. Rothaus reported on the October Financials and the Accounts Receivable report. The 2021 audit first draft has been received and is currently under review.

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Landscape & Maintenance

Mrs. Wittlin reported that the Committee discussed the repairs to the sidewalks, also known as cart paths, and recommended that the sidewalks be used solely by pedestrians. Mr. Schlifke advised that there are certain areas where it is safer and more practical for golf carts to use the cart paths rather than the streets, noting that there is no “one size fits all” solution to the safety issue.

Mrs. Wittlin reported that the Committee discussed creating a compost pile for all of Boca West to use including the Club. One of the Committee members will be sending composting information to Mr. Baecht.

Mr. Fogelman noted that the hedges, along a portion of Boca West Drive adjacent to Island Court, were trimmed so far back that it looks unsightly. He asked to have Mr. Turner work with Island Court to plant something in front of the hedge.

Architectural Control Committee

Mr. Friedman reported that the Committee will be meeting on Tuesday, November 30.

Mr. Friedman reported that the Committee approved a petition back in April of this year to add a second floor to a home in Chapel Creek. However, the house has been demolished down to one wall. The Committee will discuss and recommend a fine at the next meeting.

There was discussion about installing underground propane tanks on Village common areas and the nature and scope of legal documentation that may be required.

Mr. Schlifke reported that in accordance with discussion and direction at the last Board meeting, a meeting had been held with Master Association outside counsel to once again review and discuss changes to the proposed form of Architectural Control Petition and related guidelines. The meeting was attended by Mr. Lou Caplan and Mr. Brian Meanley, from Sachs Sax Caplan, and by Bernard Friedman, Mark Haberman and Shep Remis, representing the Master Association. Mr. Schlifke further noted that drafts of these documents have been under review by the Board since June and had been the subject of multiple meetings, with many changes to the initial drafts of the proposed forms having been made at the suggestion/request of either Mr. Haberman or Mr. Friedman. Nevertheless, Mr. Friedman continued to express his disagreement with changes that placed greater responsibilities on Villages. After further discussion, on motion made by Mr. Schlifke and seconded by Mr. Haberman to approve and adopt the revised Architectural Control Petition and related guidelines, the motion was approved with the following vote: Mr. Haberman, yes; Mr. Friedman, no; Mr. Fogelman, abstain; Mr. Rothaus, yes; Mrs. Wittlin, yes; and Mr. Schlifke, yes.

Following approval of the revised Architectural Control Petition and related guidelines, Mr. Friedman announced his resignation as Chair of the Architectural Control Committee. Thereafter, Mr. Schlifke recommended that Mr. Haberman, currently serving as Vice-Chair of this committee, be appointed as Chair of this committee. The appointment of Mr. Haberman was unanimously approved.

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Special Projects

There was no business to discuss.

Security & Safety

Mrs. Wittlin reported that the signs urging pedestrians to stay on the sidewalks will be installed tomorrow.

Grievance

The Committee will be meeting on Tuesday, November 30.

Legal

There was no business to discuss.

Audit

Mr. Schlifke reported that he is currently reviewing the audit.

Insurance

There was no business to discuss.

Unfinished Business

There was no business to discuss.

New Business

According to the BWMA Documents, the Nominating Committee is made up of 7 volunteers: five members from the community at large (each from a different Village) and two from BWMA Board members, not seeking re-election. After discussion, the Board selected the following volunteers to serve on the Nominating Committee: Bernard Schlifke, Elaine Wittlin, Mark Berkowitz, Danny Schulman, Sam Tuchman, Arthur Schwartzman and Liz Rome. Mr. Schlfike made a motion to accept the selection. Mr. Rothaus seconded the motion. The Board unanimously approved.

Mrs. Wittlin made a motion for Mr. Remis be voted in as an official member of the Board. Mr. Schlifke seconded the motion. The Board unanimously approved. Mr. Remis will fill the open position left by Mr. Moskowitz and will fulfill his term which will end March 2024.

Good and Welfare


Questions and comments were made by the attendees and answered accordingly.

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With no further business to discuss the meeting adjourned at 3:52 P.M.

Date of next meeting = Wednesday, December 29, 2021 at 2:00 PM; BWMA Conference Room

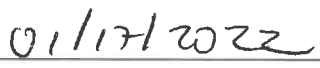
Respectfully submitted,



Mark Haberman, President BWMA



Shep Remis, Secretary, BWMA



Date