



# BOCA WEST

## MASTER ASSOCIATION

**BOARD OF DIRECTORS MEETING**  
**Wednesday, November 30, 2022; 2:00 P.M.**

### Minutes

In attendance: Elaine Wittlin, Bernie Friedman, Danny Bejarano, Ronnie Pollard, Shep Remis Jeff Greenfield and Steve Forman. Michael Eustace, Executive Director, was in attendance.

Village Representatives: Alan Glazer, Akoya,

Mrs. Wittlin called the meeting to order at 2:00 PM and established a quorum. The October 26, 2022 meeting minutes were approved as written.

#### **President Message**

Mrs. Wittlin commended Mr. Eustace for all that he has done in the short amount of time he has been here.

#### **Executive Director Message**

**Mr. Eustace reported on the following:**

- Front gate project which is scheduled on April 2023, everything is in order with the banks and the permits.
- Entrance sign on Glades Road, the logo will match the other signs
- Lighting project from Glades Roads to the new Sports Center the lights will be LED and will be the same lights that are on the sports center; the Villages will be invited to upgrade their lighting as well at the Village's expense.
- Speed bumps were installed at the intersection of the sports center construction site
- Roof cleaning enforcements
- Quail Hollow tree removal
- Hotwire scam
- ACC fining schedule
- Traffic violations repeat offenders and the Grievance process
- BWMA Representatives' meeting on December 7, 2022
- Boca West Realty Sales

#### **Committee Reports**

##### **Finance**

Mr. Bejarano reviewed the financial statements and access to the Joint Venture financials. Mrs. Wittlin advised that the Cost Sharing agreement will be reviewed at the next JV meeting.

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**Collections Committee**

Mr. Forman reported that the non-performing units have decreased dramatically. He advised that there are a lot of reasons to have a cooperative and productive relationship with the Club as it benefits all members.

**Audit**

Mr. Forman reported that the auditors gave a clean opinion of the 2022 audit. They suggested we develop a policy on reserves and conduct an updated reserve study. The auditors was very complimentary on Ms. Ellis' work.

**Landscape & Maintenance**

Mrs. Pollard reported on the two locations to install fountains if approved by the Board. The planting of the winter annuals is almost complete. There is a dead tree that needs to be removed on Boca West Dr between Oakbrook and Peppertree. It will be replaced with a Sylvester Palm that is currently located where the Akoya left turn lane will be.

Mrs. Pollard reported that the Committee is recommending to install a fountain. Mrs. Wittlin said they will take it under advisement.

**Architectural Control Committee**

Mr. Friedman reported on the November petitions. The Committee discussed what jobs require permits according to Palm Beach County and he provided them with a synopsis of the new law regarding the inspections of the mid-rise buildings.

**Insurance**

Mr. Greenfield reported that they increased the insurance coverage for cyber protection and renewed the medical policies with minimal increase and all insurances were renewed within budget. He also updated the statement of values, reserve study, with a third-party appraisal of BWMA property as it is critical when negotiating with the insurance company for replacement costs.

**Safety and Security**

Mr. Greenfield reported on the QR scan code access and its success. He commended Mr. Wasloff for the work he has done to ensure its success.

The speed bumps have been installed at the sports center and the over flow lot.

Security is now patrolling with the light bars on at night so the residents know they are there.

The residents have been alerted about the current scams.

**Strategic Planning Committee**

Mr. Bejarano reported that the Committee is researching the real estate inventory versus the demand for larger units and the use of solar panels in Boca West to increase sustainability by taking advantage of the federal subsidies.

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**Communications**

Mrs. Wittlin reported that the Committee is working on increasing the communications to the Villages. She and Mr. Eustace are in the process in obtaining a proposal from a marketing company which will be presented at the next Board meeting. She advised that the ice-cream social will be on Tuesday, December 27 at 1:30 PM in the Tot Lot.

**Grievance**

Mrs. Wittlin reported that there are residents who are repeat offenders. The Committee has requested to bring those grievances to the Club to possibly suspend their club privileges.

**Unfinished Business**

The Board selected the following residents to serve on the nominating committee:

Elaine Wittlin  
Ronnie Pollard  
Steve Berlin  
Liz Rome  
Bert Wellman  
Ron Roth  
Avron Fogelman

**Good & Welfare**

Mr. Schwartz advised that the Club is supportive of this enforcement to bring repeat offender before the Club Grievance Committee.

Mr Glazer asked about the D&O Insurance in regards to the mid-rise communities. Mr. Greenfield confirmed there is D&O insurance for the Board. Mr. Glazer requested to allow residents to attend meetings via Zoom.

**Other**

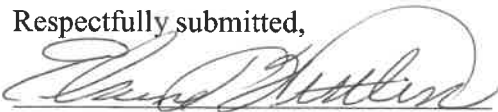
There was no business to discuss.

**Adjournment**

With no further business to discuss, the meeting was adjourned at 3:17 P.M.

Next Meeting Date: December 28, 2022 @ 2:00 PM.

Respectfully submitted,



Elaine Wittlin  
President, BWMA



Ronnie Pollard  
Secretary

12/28/2022  
Date