



# BOCA WEST

## MASTER ASSOCIATION

**BOCA WEST MASTER ASSOCIATION, INC.  
REPRESENTATIVES MEETING  
Wednesday, December 7, 2022**

**Pursuant to call and upon proper written notice, the Representatives Meeting of the Members of Boca West Master Association was held on this date, in the Cypress Room at the Club.**

Board members present were Elaine Wittlin, Ronnie Pollard and Steve Forman. Michael Eustace, Executive Director, was also present.

Mrs. Wittlin, President of the BWMA Board of Directors, called the meeting to order at 9:00 A.M.

Proper Notice of the meeting was verified and a quorum was established. Thirty-seven (37) villages were represented at the meeting by respective Representatives and Alternate Representatives. Member Villages Representatives' attendance of 63.79 % was recorded to establish a quorum.

Minutes of the March 25, 2022 Annual Representatives' meeting and the April 12, 2022 Special Representatives' meeting were unanimously approved by the Member Representatives.

### **President's Welcome and Introduction**

Mrs. Wittlin welcomed the Village Presidents, Representatives, Alternate Representatives, BWMA Past Presidents, Committee members, the Board of Governors and the BWMA staff. She also welcomed Master Association counsel, Lou Caplan and Brian Meanley from Sachs, Sax and Caplan. The Village Presidents were recognized for their service and dedication. The Village Presidents were given folders with a summary of the Committees' meetings as well as important numbers to share with their Villages.

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**Executive Director's Welcome**

Mr. Eustace commended Mrs. Wittlin for her consistent dedication and service to the Master Association.

Mr. Eustace reported on the following:

- Experience in property management
- Glades Front Entrance Project: The project encompasses the bridge to the gatehouse. The gatehouse will be torn down and rebuilt to add a third entrance lane. Water features and landscaping will be added to enhance the gatehouse. The project start date is April 17, 2023.
- Lighting Project: The project starts from Glades Road and goes to the intersection of the Club. There are sample light fixtures that will match the sports center lighting.
- The Speed bumps have been installed at the intersection of the new sports center. This is part of Security's effort to get everyone to pay attention to their speed and to come to a complete stop at the stop signs.
- Boca West Drive Lighting Project: The Master Association is currently on the FPL system but is also considering a private lighting system. More information will be available mid-year next year. He advised the Representatives if their Villages are interested in updating their lighting to contact him for the engineering specs.
- Glades Monument: The font and the logo will be upgraded so all of the monument signs will match. The monument lighting fixtures will also be updated.
- Joint Venture: There will be more of a Master Association presence.
- Developing an ongoing process to ensure roofs are cleaned

Mr. Eustace encouraged the Representatives to reach out to him directly or through Mrs. Martinez with any questions, comments or concerns.

**Call for Candidates**

Mrs. Wittlin announced that there will be two director positions open on March 24, 2023. She requested that the Representatives relay the information to their residents and encourage new residents to get involved in Village leadership and/or the Master Association. Mrs. Martinez will send additional information via email.

**Announcement of the Nominating Committee**

Mrs. Wittlin announced the Nominating Committee members which consists of five members and two Board members: Elaine Wittlin, Ronnie Pollard, Avron Fogelman, Ron Roth, Bert Wellman, Liz Rome and Steve Berlin.

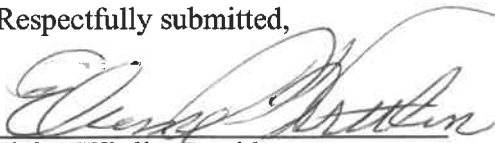
**Good & Welfare**

There were no questions from the Representatives.

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With no further business to discuss, the meeting was adjourned at 9:40 A.M.

Respectfully submitted,

  
Elaine Wittlin, President

  
Ronnie Pollard, Secretary

02/13/2023  
Date