



BOCA WEST

MASTER ASSOCIATION

BOARD OF DIRECTORS MEETING
Wednesday, December 28, 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, and Bob Schwartz, BWCC, and Murray Perelman, Waters Reach.

Mrs. Wittlin called the meeting to order at 2:00 PM and established a quorum. The November 30, 2022 meeting minutes were approved as written.

President's Message

Mrs. Wittlin made a motion to have Mr. Eustace be the authorized representative for the John Hancock 401K plan. The Board unanimously approved.

Mrs. Wittlin thanked Mrs. Pollard and Mr. Forman for their attendance at the Representatives' meeting and for their ongoing service and dedication to the Master Association Board of Directors.

Mrs. Wittlin advised that she is the liaison to the Executive Director. She reminded the Committee Chairs that they are the liaison to the Board and staff. The Committee meetings are closed meetings and are open to Committee members only.

Executive Director Message

Mr. Eustace reported on the following:

- Joint Venture Sub-Committee meeting on January 5
- Joint Venture Steering Committee and Master Association requests
- Boca West Realty listings and sales
- Working capital needs for each department over the next 5 years
- Upgrade department computer equipment systems
- Phase II Glades Project: From the bridge to Glades Rd
- Asphalt repairs
- Leadership meeting with department head staff
- Bridgewood and Pinelake roadwork for the week of January 9
- Development of ongoing roof cleaning project
- Loan draw-down
- Akoya left turn lane
- Landscaping issue by Oakbrook and Fairway Oaks
- New card reader to pay fines/transponder fines via credit card

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Committee Reports

Finance

Mr. Bejarano reported on the finances going into next year given the one-time payment of Hotwire and the Joint Venture expenditures. He advised that the Committee is recommending to have a reserve study conducted.

Collections Committee

Mr. Forman reported that the non-performing units have decreased dramatically which is the result of the work being done by the Club and the Master Association. This initiative has increased the Club's revenue which benefits all members. Mr. Forman also reported on the non-equity initiative to identify non-equity members who are in violation of our amendments regarding transferring of the property.

Audit

Mr. Forman reported that the Audit Committee has approved the audit but is currently waiting for a copy of the audit firm's peer reviews. The Committee is recommending to create a reserve policy. Mr. Forman commended Ms. Ellis for her responsiveness to all requests.

Landscape & Maintenance

Mrs. Pollard reported that all the flowers have been planted. There is a Triple Sylvester Palm where the left turn lane into Akoya will be installed that will be relocated to Boca West Dr. at the intersection between Oakbrook and Peppertree. This project will be done during off-season.

She reported that the Committee is recommending installing a fountain in the lake by Hole 17 on Palmer III as this location is visible from Boca West Dr. Mr. Turner will determine the total cost and Mrs. Pollard will then present it at the next Board meeting. Mrs. Wittlin advised that there are several long-term projects to either enhance or rectify areas that have been neglected over the years.

The Committee will be taking a tour of the lake system prior to the next meeting.

Mrs. Pollard advised that a committee member recommended having all white holiday lights and eliminating the blue. The Board will take this into consideration for next year's holiday lights.

Architectural Control Committee

Mr. Friedman reported on the December petitions.

Mr. Friedman reported that he and Mr. Eustace met with a resident from The Pointe who wants to enlarge his patio and has received permission from Mr. Linderman to use a portion of Country Club property. The village board is denying the project.

Mr. Friedman reported on Architectural Control violations in in Wind Key and Planters Point where residents are working on projects without Village and Master Association approval.

The Committee is recommending selecting a standard white paint for Villages to use and will bring samples to the next meeting.

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Special Projects Committee

Mr. Friedman gave an update on the lighting and the Glades gatehouse project. An Owner's Representative has been hired to manage the project.

Insurance

Mr. Greenfield reported that Dr. Phil Edwards assured him that the Joint Venture insurance policy covers the JV Board of Directors and they have also increased the cyber liability insurance.

Safety and Security

Mr. Greenfield reported on the shooting incident that occurred outside of Boca West. The PBSO used our cameras to identify the suspect to make an arrest. The Club has spoken to the contractors to advise that the sub-contractor are not to bring firearms onto the property.

A new stop sign will be installed at Woodbridge Dr. and Boca West Dr. when crossing over to Course II.

He has received requests for more speed bumps and to install a flashing light on the stop signs.

Strategic Planning Committee

Mr. Bejarano reported that the Committee is discussing how to convert the smaller units to larger units and how to make Boca West a more sustainable community. These are very long-term issues.

Communications

Mrs. Wittlin reported that the next article will feature the Village Presidents. Due to budget constraints, we are not able to hire an outside marketing company. Mr. Eustace and Mrs. Martinez are working on upgrading the BWMA pamphlets.

The ice-cream social was cancelled due to the weather, but we have received credits with both companies, the Tiki's Shaved Ice and Wonderfun, and are considering dates during President's Week.

Future articles will feature village projects. We asked the Village Presidents to submit photos of enhancements to their village and we received numerous responses.

Grievance

There was no Grievance Committee meeting in December.

Mrs. Wittlin reported that there are residents who are repeat offenders. She spoke with the Club and they have agreed to bring repeat offenders before the Club Grievance Committee to possibly suspend club privileges. Mr. Forman discussed increasing the fines.

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Unfinished Business

Mr. Forman inquired about golf cart rule enforcement and insurance. There will be a document in the BWMA Welcome Book for golf cart owners to complete and sign. Mrs. Wittlin advised that Mr. Linderman suggested requiring certification.

Mr. Forman brought up the concern about scooters on the cart paths and roadways. Mrs. Wittlin advised she will take it under consideration.

New Business

Mr. Greenfield advised about upgrading the lights in Bridgewood. Mr. Friedman said he is working with the engineers on how to allow the villages to upgrade their lighting at the same time.

Good & Welfare

There was no discussion.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:45 P.M.

Next Meeting Date: January 25, 2023@ 2:00 PM.

Respectfully submitted,



Elaine Wittlin
President, BWMA



Ronnie Pollard
Secretary

Date

1/25/23