

Outlook

FROM
THE

Boca West Master Association

[FALL 2018]



Boca West

*Featuring
Joe Lastella,
Chief of Security*



Howard Krosser
President
hskrosser@aol.com

PRESIDENT'S MESSAGE

On behalf of the Boca West Masters Association Board of Directors I want to welcome back those of you who were away for the summer and say hello again to those of you who stayed.

Your Master Association Staff, which continues to be the best in the industry, has been extremely busy and diligently working over the summer to prepare for the upcoming season. Trees have been trimmed. New landscaping has been installed. Roadways and path repairs have been completed. Repairs and painting on some of our facilities was done. Equipment has been refurbished. Work is in progress to move the AMR ambulance emergency services to the BWMA building. The Board has adopted a Budget for 2018/2019 that will provide additional services and there will be no increase in our total maintenance assessment. Individual village's assessment will vary based on assessed value. None of this could have been accomplished without the hard work of our dedicated Directors, Committee members and talented Staff. I thank them for their continued service.

In addition, our Board has agreed on a set of objectives we would like to achieve this year that focuses on continuing to keep Boca West the best residential community in the Country. They are:

- Continue the coordination with the Country Club to jointly find ways to increase Home Sales and Prices.
- Further enhance our Beautiful Landscaping.
- Improve our Budgeting, Architectural Control, and Audit procedures.
- Maintain our high level of Security and Safety and strive to improve it with the latest technology.
- Continue to improve Communications and our Website.
- Complete the transition from Comcast to Hotwire successfully.
- Relocate the AMR Ambulance Team.
- Plan and execute a program to replace and modernize our street lights.

This is a very ambitious program which I feel confident we can achieve. Since being elected President in March, I have delegated total operational responsibility to our Executive Director, Brad Baecht, enabling our Board and their excellent Committees to concentrate on Policy issues. Brad will lead our outstanding and professional Financial, Landscaping, Safety and Security, and Administrative staffs in all areas of daily operations. I believe this has allowed all of us to be more effective and efficient.

As we proceed through the year we will continue to inform you of our progress through our new website and video channel and with articles in the Outlook and the Club magazine.

Again, thanks for your support and I hope you have another great year in our Boca West paradise.



FROM THE EXECUTIVE DIRECTOR'S DESK

Welcome back to Boca West!

I trust everyone had a safe, relaxing, and enjoyable summer. For our staff it's been business as usual as we continue with various projects throughout Boca West. A few of our larger projects include the median landscaping improvements on the main roads and the buildout of space at the Master Association office to permanently house our on-site American Medical Response team. We expect both of these projects to be completed at the beginning of season.

Turn to page 5 and check out our Employee Spotlight article featuring Chief Joe Lastella. Chief Joseph Lastella is a true professional and an absolute pleasure to work alongside. He is an excellent leader of a loyal and dedicated staff of Security Officers. Boca West is very fortunate to have an incredible asset in Chief Lastella.

We have a new look for our holiday lights. This season we are moving forward with Randy's



*Brad Baecht,
Chief Operating Officer,
Vice-President, and
Executive Director
bbaecht@
bocawestmaster.com*

Holiday Lighting to provide our holiday display. Look out for our brighter LED displays at the entrances to go along with our elegantly wrapped landscaping. We anticipate the installation of the lights to take place near the end of October with an official 'turn on' in November so they may be enjoyed by all throughout the holiday season.

As a reminder, Hotwire is now the bulk telecommunications provider for all Boca West residents. If you have not scheduled your installation or if you require service,

please call the on-site office directly at 561-288-9199 to speak to a customer service representative. You may also visit the on-site office at 20540 Country Club Blvd, Suite 202, located directly above the Master Association offices. The on-site office has dedicated customer service staff and technicians to serve all Boca West residents in a timely manner.

We look forward to another great season at Boca West!



SECURITY AND SAFETY

*Elaine Wittlin
Security & Safety Committee Chairperson
ewit202@gmail.com*



Welcome back.

We hope you had a great summer and look forward to a safe and exciting season here at Boca West.

We continue to pursue our program to keep Boca West safe from outside threats. We thank you for assisting us by keeping doors locked, updating guest lists, initiating your alarm systems, being careful with outside services and by calling security when something looks unusual.

We are also strengthening our efforts to keep our residents safe on the roads inside Boca West by issuing more citations to offenders and by taking aggressive measures against habitual and significant offenders with increased monetary fines and filing Club grievances. We unfortunately have more vehicle accidents than other communities and we need our residents to obey the traffic rules. Please cooperate by being attentive while driving, obeying speed limits, making full stops at stop signs, and not texting or talking on the phone while driving. This goes for all vehicles including golf carts. Please remember, you are responsible for your guest's actions.

We appreciate the cooperation from all residents. Some rules may be inconvenient but are necessary to keep our residents safe. If you have any questions, comments or concerns please feel free to contact me at the above email address.

Have a great season and please read the following pages about our professional Chief of Security, Joe Lastella, and his outstanding staff.



EMPLOYEE SPOTLIGHT

The personal safety and security of all Boca West Residents and their guests is of paramount importance. Each day hundreds of delivery persons, vendors and contractors pass through our gates while thousands of residents are active in the community. Our highly-trained security officers screen guests, contractors, vendors and patrol the grounds 24/7.

Chief Lastella and his staff provide top notch security for the residents and their guests here at Boca West.

Chief Lastella hails from Long Island, New York. He attended the New York Police Department Academy and worked with the NYC Police Department for eight years. He has been with BWMA Security for 21 years. He started as a Security Supervisor and then was promoted to Chief of Security in 2008.

Ever wonder what a day in the life of Chief of Security is like? Chief Lastella starts his day at 5:30 AM by spending time with the midnight supervisor and discussing any issues that may have occurred in the previous shift. Then at 6:00 AM, he meets with the Captain to discuss any up-coming Club events that require Security and make any adjustments in the security officer schedules as needed. Next, he meets with the PBSO Deputy on duty to find out about any criminal activity that has taken place outside of Boca West. He also meets with Brad Baecht, the Executive Director, to advise him of any important information or issues. At 2:00 PM he



JOSEPH LASTELLA
Chief of Security
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561-488-1598 Ext *302

does the same thing with the afternoon supervisor. In between his meetings he patrols the community.

Some of his other job responsibilities include interviewing Security Officer candidates, working with PBSO and AMR, and meeting with the Security and Safety Committee to discuss ways to add and improve the safety and security of Boca West. He has been instrumental

in installing cameras, lighted stop signs, and no climb fencing. He also meets with residents and helps them in any way he can.

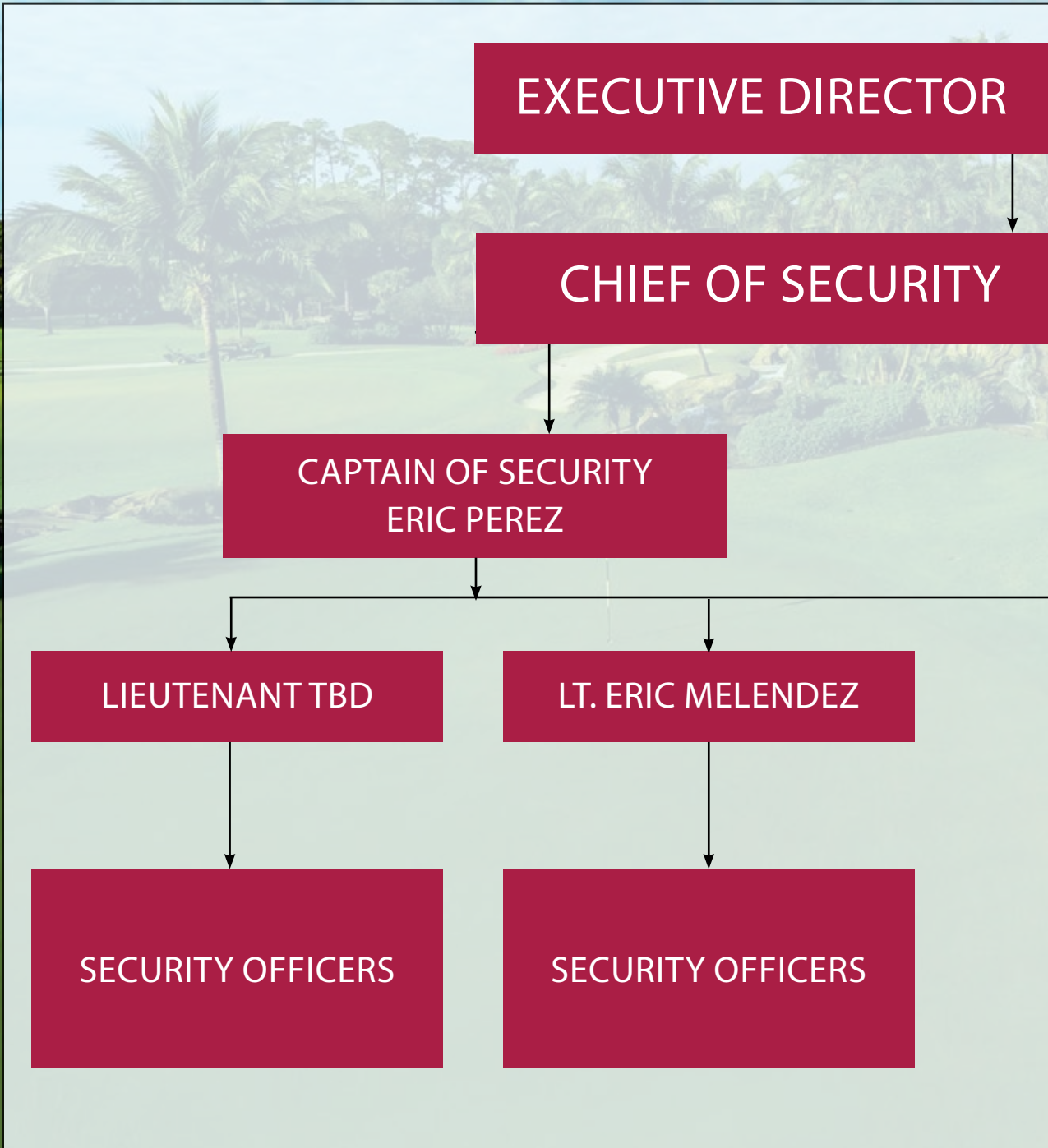
The Chief of Security has three lieutenants, one Sergeant, 45 Security Officers and a Security Administrator reporting to him. The staff is well-trained and are professional employees of Boca West Master Association. Turn to the center spread to see the Security Department Organizational Chart.

In his free time, Joe enjoys being with family and friends, and watching football. He is a loyal NY Jets fan! He has been married to his high school sweetheart for 26 years and together they have three sons, and two grandchildren with one on the way.

Even when there is a significant amount of crime outside of our gates, our intensive security operations keep Boca West the safest community in the area thanks to Chief Lastella and the leadership he provides to the Security Department.

Thank you Chief Lastella for your continued service to Boca West and all of our residents!

BWMA Security



and Safety Department

BRAD BAECHT

JOSEPH LASTELLA

SECURITY ADMINISTRATOR
WILLIAM TULLOCH

LT. WILLIAM O'CONNELL

SGT. NATALIE DOTSON

SECURITY OFFICERS

SECURITY OFFICERS



LANDSCAPE/MAINTENANCE



*Avron Fogelman
Landscape/Maintenance
Committee Chairman
abfogelman@fogelman-
properties.com*

The Master Association Landscape and Maintenance Committee and the Landscape Department have been busy with projects galore such as tree trimming, cart path repairs, and lake bank restoration. Some of these projects are in progress and some are still in the scheduling process. Added to that, was also a huge project to repair one of the drainage culverts at the entrance to Oakbrook and Woodcrest. There was also a retainer wall that had deteriorated to the point of replacement and a cinder block wall was built to replace the wood wall that will be permanent and not susceptible to rot. Also, selected median beds along Boca West Drive will be receiving new plant material and will be an added benefit to the overall appearance to the beautiful lush landscaping that is on display throughout Boca West.

As this year's winter season fast approaches an upcoming project to look forward to is the recently approved median bed landscape enhancement program with the addition of a variety of trees and palms installed in selected medians. Trees such as Japanese Blueberry, Magnolia, Verawood, Live Oak and Calophyllum will be added. Additionally, palms will be added using Sylvester, Bottle, and Triple Copernecea palms. There will be two median beds that will be completely redone with the removal of old Queen Palms and all of the under planting and replaced with a landscape plant palette that will reflect the new entrances at Yamato and Jog.

We hope you will be pleased with these new plantings we have chosen to enhance the beauty, to the place we call home, Boca West!

COMMUNICATIONS



*Ed Locker
Vice-President &
Communications
Committee Chairman
lockermme@comcast.net*

The BWMA Communication Committee welcomes all residents back to Boca West and especially welcomes new residents to our little piece of paradise in South Florida.

We have been very active the past few months and invite you to explore our updated web site, our new BWMA Community Channel and, for new residents, our updated Welcome to Boca West Brochure available at our office.

You can access our new web site at www.bocawestmaster.com and logging in with same login information you use when you log into the Club website. If you are a non-equity resident, login with the information BWMA provided to you.

The BWMA Community Channel is now available 24/7 by following these simple steps:

1. **Press the MENU** button on your Fision television remote. BOCA WEST will appear at the top of the screen.
2. **Press Boca West** and three community channel choices will appear.
3. **Select Boca West Master Association.**

Our updated Welcome to Boca West brochure has all the information you will need to know about the responsibilities and services provided by the Boca West Master Association.

We welcome your feedback!

SPECIAL PROJECTS

*Ed Locker
Special Projects Committee Chairman,
lockermme@comcast.net*

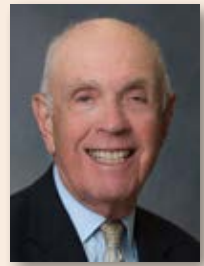
Upgrades on the Horizon

The Special Projects Committee has been looking into the possibilities and complexities of upgrading the lighting, poles and fixtures, that illuminate the common roadways around Boca West.

We are currently under contract with FP&L, and have been for over 30 years. Doing business with a monopoly is not ideal but we are pursuing our research with them as well as others capable of providing us with similar services. We will periodically keep the Villages informed of our progress.

As noted in the Executive Director's article, we also worked on finding and developing a new home for our top notch AMR staff.





Bernie Friedman
Architectural Control
Chairman
bfried7494@gmail.com

Considering Making Exterior Home Improvements?

Welcome home to all of our snowbird residents and a heartwarming hello to all of our year around residents!

If you are considering making some exterior home improvements, remember that your project must first be approved by your Village and then by BWMA before you can start any project. Inasmuch as Boca West is a planned community, both your Village and BWMA Architectural Control Committee (ACC) must evaluate the impact the proposed projects/improvements will have on your Village, other residents and Boca West in general.

ALL exterior work needs to go through the ACC approval process, whether it is an individual resident's project or a Village project. The ACC also must review Village wide projects such as painting, paving work, siding work, window, roof replacements, significant landscape alterations, etc.

In order to insure a timely approval, the following information, (which can be obtained from your contractor), must be included with each petition:

1) The contractor shall provide applicants with a Certificate of Insurance naming the Homeowner and the Homeowner's Village as Certificate Holders.

The following limits apply:

- a) Commercial General Liability - \$1,000,000
- b) Worker's Compensation - Statutory
- c) Commercial Automobile Liability for Owned or Leased Vehicles - \$1,000,000

- 2) A copy of the contractor's license showing that the license is active.
- 3) A copy of the contracts governing the job to ensure that the scope of work is consistent with submitted plans. Confidential information can be deleted.
- 4) A copy of the architectural plans if required for a permit.
- 5) Sketches of landscaping along with plant identification, if this is part or all of the petition.
- 6) Paint swatches, samples or color photos of exterior materials proposed. (i.e. roof tiles, siding, pavers, windows, shutters, etc.)
- 7) A survey of the subject property prepared by a licensed surveyor showing the exact location of the proposed work.

The ACC Petition will not be presented to the Architectural Control Committee and will be sent back to the party who submitted the Petition unless the required documentation listed above is received.

Please note this process does take time.

- 1) The first step is for the Homeowner or Village to complete the ACC petition and then obtain all required approvals under the Village governing documents.
- 2) Upon approval by the Village, the petition must be signed by three Village Board members.
- 3) The Village or the Village property manager should then submit a complete petition to the BWMA to be reviewed by the ACC.
- 4) The ACC then reviews the petition and documentation and make a recommendation which will be presented at the monthly BWMA Board meeting.
- 5) Once approved at the BWMA Board meeting, a formal approval letter will be e-mailed to the Homeowner (or to the Village if a Village project), the Village president and the property manager for their records.
- 6) No work should commence until all approvals are received by the Homeowner or Village, including a copy of the Building Permit if required because of the nature of the work. Penalties may be imposed if work is commenced before all approvals are received.

You can find the Architectural Control Forms on our new website!

Visit our Website at www.bocawestmaster.com and login in with the same information you use when you log into the Club's website. Click on the Architectural Control Tab. You can also stop by the office to pick up a hard copy or request the forms by sending an email to amartinez@bocawestmaster.com.

Please be aware that this process is not designed to relieve the Village or the Homeowner from hiring an attorney or other professional to review the project and to ensure that the Village or the Homeowner has proper legal protection in connection with the proposed work. BWMA and the ACC are carrying out their duties as mandated by the applicable procedures and requirements incorporated into the BWMA governing documents and should not be considered as offering legal or architectural advice to the Village or Homeowner in connection with the proposed project.

If you have any questions, please call Alyssa Martinez at (561) 488-1598, extension *313.

CALL FOR CANDIDATES!

Don't miss this opportunity to serve on the BWMA Board of Directors!

The Board of Directors will have three (3) positions open for election on March 26, 2019 in accordance with BWMA's Amended and Restated By-laws.

Homeowners interested in running should have an understanding of the distinction between the responsibilities of the Master Association, Country Club, and Village Associations, along with Committee and/or Board volunteer experience.

If you are interested in joining the Board and contributing to the continued betterment of the Master Association, please submit your resume no later than 5:00 P.M. on Friday, December 28, 2018.

For more detailed information, go to our website under Governance: www.bocawestmaster.com.

BOCA WEST® MASTER ASSOCIATION, INC.

20540 Country Club Boulevard, Suites 104/105

Boca Raton, FL 33434

BWMA Community Channel

To view BWMA Community Channel:

1. Press the MENU button on your Fision television remote. **Boca West** will appear at the top of the page.
2. Press **Boca West** and three community channels will appear:
 - Boca West Master Association
 - The Boca West Clubhouse
 - Boca West Children's Foundation
3. Select Boca West Master Association.

View information on:

- BWMA Organization
- Gate Access
- Safety & Security
- Rules of the Road
- Nature Preserve
- Children's Activity Park

Also, visit us at our new website!

www.bocawestmaster.com – Log in with the same login information you use when you log into the Club's website. If you are a non-equity resident, login with the information BWMA provided to you.



BOCA WEST MASTER ASSOCIATION, INC.

20540 Country Club Blvd.
Suite 104 & 105
www.bocawestmaster.com

Administrative and Security Offices

(561) 488-1598
M-F, 8:30 - 4:45

Executive Director
Brad Baecht

Executive Assistant
Alyssa Martinez

Chief of Security
Joseph Lastella

Landscape and Maintenance Offices

(561) 479 - 3772
M-F, 7:00 - 2:30

Director
Lawson Turner