



BOCA WEST

MASTER ASSOCIATION

Architectural Control Committee Meeting Thursday, January 25, 2024; 3:30 PM MINUTES

In attendance: Steven Jonas, Chair, Harriet Moskowitz, Deborah Hunter, Leslie Seiff, Eric Sacks, Bernie Friedman and Mark Dorfman, Sylvia Ravitz was absent. Also, in attendance were Michael Eustace, Executive Director, and Alyssa Martinez, Executive Assistant.

Mr. Jonas called the meeting to order at 3:30 P.M. and established a quorum. The December 14, 2023 minutes were approved as written.

Chairman's Comments:

Mr. Jonas reported that more vendors and contractors are coming through the gates with the proper contractor signage.

Mr. Jonas reported that he received an email from the village of The Cove, requesting to be given an exception and allow the homes with hurricane shutters to be deployed outside of the designated hurricane season. The committee discussed the request and determined that all villages should adhere to the rule with no exceptions. The homeowners can hire a contractor to deploy and remove the shutters accordingly.

Mr. Jonas advised that he and Mr. Eustace are working on how best to enforce the villages to clean and maintain their roofs.

New Business:

The Architectural Control Committee met to review petitions for exterior alteration or improvement to Boca West properties. The following petitions were reviewed with the findings as noted:

1. WATERS EDGE - Alan Kleenman - 20053 Waters Edge Ln Unit 1604
B/R 5 windows to impact, sliding glass doors, single entrance door w/ white interlay & sidelight to impact, single French door to impact. All frames bronze and gray glass. Work to be done by BNT Services. License #: SCC131151154
Approved Denied
2. WATERS REACH - Lynn & George Chapkin - 19389 Waters Reach Trail Unit 1102
New garage door. Replace the same ones in white, 2 single garage doors. Work to be done by At Your Service Garage Door. License #: U21899
Approved Denied
3. PLANTERS POINT - Martin Kroot- 19500 Planters Point Dr
Re roof. Tile color: Dark Chocolate. Work to be done by Best Choice Roofing. License #: CCC058276
Approved Denied

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4. WOODCREST - Sharon Katz - 7374 Woodmont Ct
Repairing the damaged patio in the backyard of home. Work to be done by Benavides Construction. License #: CGC1417602
Approved Denied
5. ISLAND COURT - Karen Temkin - 19466 Island Court Dr
Widen driveway by 3.5 ft on left (west) side. Repair triangle to right side of driveway. Install new sod where necessary. Matching pavers. Work to be done by The Pavin Maven. License #: 84-2938558
Approved Denied
6. BROOKWOOD - Ron and Deanna Schwartz - 19897 Boca West Dr Unit 3221
Project Completed Install screen door entrance from rear porch of dwelling. Will match the décor of the existing structure. Work done by Guess Construction. License #: 492130
Approved Denied
7. ISLAND COURT - Marc Haberman - 19557 Island Court Dr
Install Generac 24 KW generator with 2x amp automatic transfer switches and 500 gallon LP tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied
8. BRIDGEWOOD TH III - Michael Norton - 2501 Bridgewood Ln
Replacing existing door and light panel with hurricane door and glass. Anodized bronze frame (same as unit 2503). Work to be done by Dwayne Katz. License #: 201004363
Approved Denied
9. BRIDGEWOOD TH I - Susan Stravinsky - 1308 Bridgewood Dr
Installation of impact windows and doors. Frames are bronze and glass is grey. Work to be done by Pane-Liss Glass Products. License #: SCC131151694
Approved Denied
10. WIND KEY - Donald Taub - 7830 Wind Key Dr
Re-roof. Replace old tile system for new tile system. Work to be done by AJF Roofing. License #: CCC1331111
Approved Denied
11. BAYWOOD - Bob & Leenie Chavez - 19521 Bay View Rd
Widen driveway by 24" to ease egress. Same pavers to be used. Work to be done by The Pavin Maven. License #: 84-2938558
Approved Denied
12. BRIDGEWOOD MRI - Beth Sorrel - 1565 Bridgewood Dr
Glass enclose both patios with hurricane impact sliding glass doors. Bronze frames and bronze glass. Work to be done by Tropic Glass Enclosures. License #: U18141
Approved Denied
13. CYPRESS POINT - Ana & Arnold Schotsky - 20466 Linksvieview Dr
Install solar panels. Work to be done by Sun Power. License #: EC13010537
Approved Denied

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14. WEDGEWOOD - David and Donna Rubin - 7632 Rexford Rd
Install new tile roof. Work to be done by Caldwell Roofing. License #: CCC033696
Approved Denied
15. WEDGEWOOD - Mitchell Kessler - 7527 Rexford Rd
Replacing current driveway pavers with new grey stone. Work to be done by Fort Pools.
License #: CPC1459533
Approved Denied
16. WATERS EDGE - Carole Ries - 20087 Waters Edge Dr Unit 201
Installation of 24 KW generator and 500 gal LP tank. Work to be done by Rack Electric.
License #: EC13002600
Approved Denied
17. WATERS EDGE - Alan Kleenman - 20053 Waters Edge Ln Unit 1604
Hurricane impact garage door. Work to be done by Ben Beno. License #: U22404
Approved Denied
18. WOODBRIDGE - Marcia Worobow - 7079 Woodbridge Ct
New roof and 6 square flat deck and installing 2 skylights. Work to be done by Carlton Roofing.
License #: CCC1332047
Approved Denied
19. BRIDGEWOOD MR II - Gemini Homes - 1842 Bridgewood Dr
Remove and replace sliders with hurricane impact sliders. Bronze frame and clear glass. Work
to be done by WDX Impact Windows & Doors. License #: CGC1535086
Approved Denied
20. PEPPERTREE I - Jeffrey Zimmerman - 20020 Sawgrass Dr Unit 4902
Installation of generator and tank. Work to be done by Rack Electric. License #: EC13002600
Approved Denied
21. SABAL LAKE WEST - Jeffrey Bauman - 19261 Sabal Lake Dr
Replace existing front door with new door same as door installed at 19407 as pattern in the
other homes is no longer available. Work to be done by Williams Construction. License #:
CGC038351.
Approved Denied
22. CEDAR GLEN - Bernard Backman - 19420 Cedar Glen Dr
Landscaping, pavers and turf installation. Work to be done by Be Green Landscape
Contractors. Inc. License #: AD1560
Approved Denied
23. WEDGEWOOD - Scott Fields - 7488 Rexford Rd
Replacing existing non-impact windows and doors with new impact windows and doors.
Bronze frames and gray glass. Work to be done by Patriot Windows & Doors. License #:
CGC1531016
Approved Denied

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24. WEDGEWOOD - Mitchell Kessler - 7527 Rexford Rd
Planting new landscaping in the front of home. Work to be done by Lawn Maid. License #: 2023157955
Approved Denied
25. CEDARWOOD - Shane and Roberta Tavel - 7640 Cedarwood Cir
Reroof with concrete tile: Eagle Malibu 2503 Sierra Madre. Work to be done by Evans Roofing. License #: CCC1333179
Approved Denied
26. FAIRWAY PT II - Carole Cameron - 20320 Fairway Oaks Dr Unit 312
Replacing doors and windows with impact related product. Bronze frames and gray glass. Work to be done by S&R Impact Windows & Doors. License #: U22166
Approved Denied
27. CYPRESS WALK - David Eisner - 6762 Woodbridge Dr
Replacement of roof. Tile: Capistrano Kona Red Range #3698 Work to be done by Brad's Roofing. License #: CCC058077.
Approved Denied
28. WEDGEWOOD - Robert Friedman - 7544 Rexford Rd
Install stand by generator 24 kw on prefab slab with line to LP tank. Work to be done by Reliable Power Systems. License #: EC13005984/LQ36055
Approved Denied
29. CYPRESS WALK - Alan Libshutz - 6737 Woodbridge Dr
Replacement of roof. Tile: Capistrano Kona Red Range #3698 Work to be done by Brad's Roofing. License #: CCC058077.
Approved Denied
30. WATERS EDGE - Bette and Philip Howard - 20152 Waters Edge Dr Unit 802
Install 24 kw generator with 500 gallon underground tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied
31. CYPRESS POINT - Gerald Litwin - 20506 Linksvie Dr
Replacing windows and doors. Bronze aluminum frames in front of house and white aluminum frames in back of house. Glass is laminated grey. Work to be done by BNT Services. License #: SCC131151154
Approved Denied
32. BAYWOOD - Ellen Wasserson - 19671 Bay Cove Dr
Pool patio resurfacing and pool repair/resurfacing. Work to be done by The Pavin Maven. License #: 84-2938558
Approved Denied
33. CEDAR GLEN - 19293 Cedar Glen Dr Inc c/o Eric Nathanson - 19293 Cedar Glen Dr
Paint/stain the driveway pavers with proper concrete/paver paint to be consistent with other homes. Work to be done by TG Construction Group. License #: CGC1523993
Approved Denied

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34. LAKEWOOD GARDENS III - Lakewood Gardens III c/o Harlan Rausch - Lakewood Gardens III
Painting of all buildings using SW 7005 Pure White. Work to be done by RCI Painting. License
#: U16498
Approved Denied

Previous Petitions:

- C/O ED RIVERA - Laurel Oaks Bldgs: 20100, 20110, 20090, - Laurel Oaks Boca West Dr
Paint exterior of three buildings. Sherwin Williams 7006 Extra White. Work to be done by
Promar Building Services. License #: CGC060027
Approved Denied

Committee Discussion

Mr. Friedman reported that he was contacted by a member who would like to build a modern home in Oakbrook. The modern homes have a boxier appearance.

Mrs. Moskowitz advised that the Peppertree sign is fading and now has a pink tone.

Mr. Dorfman advised that work is continuing at 19530 Sawgrass Dr Unit 1502 and the Certificates of Insurance have now expired, and new Certificates should be obtained.


Violations Review

The Committee reviewed the Violations list and noted the additional issues:

- The exterior work at Arbor Lakes is ongoing and has gone beyond the required 180 days to complete the project. The property manager needs to submit an Architectural Control Extension Form along with the permit numbers.
- Mr. Friedman advised that there are two units in Lakewood Gardens who are in violation of the overnight golf cart parking rule. Mr. Jonas and Mr. Eustace recommended sending the homeowners a violation letter.
- The unit owner at 19674 Sawgrass Dr Unit 6102 installed a garage door without obtaining approval from the village and the Boca West Master Association. Mr. Jonas recommended adding the owner to the violations list and sending him a letter and a fine of \$100.
- The homeowner at 19897 Boca West Dr, Unit 3221 completed a screen enclosure without obtaining village and Boca West Master Association approval. Mr. Jonas recommended adding the owner to the violations list and sending him a letter and a fine of \$100.
- The homeowner at 7432 Rexford Rd has hurricane shutters deployed Mr. Jonas recommended sending the owner a warning letter.
- The committee recommended adding a 2 week transponder suspension in addition to the fines.
- Mr. Sacks will confirm if the pergola has been painted at 7138 Melbourne Ln.

With no further business to discuss, the meeting was adjourned at 4:21 P.M.

Date of the next meeting: February 15, 2024 @ 10:00 AM



Steven Jonas
Chairman, Board of Directors

2-15-24

Date