



BOCA WEST

MASTER ASSOCIATION

**Architectural Control Committee Meeting
Thursday, February 15, 2024
10:00 AM**

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 10:00 A.M. and established a quorum. The January 25, 2024 minutes were approved as written.

Guest: Issie Gross, Willow Wood Gardens village board member.

Chairman's Review

Mr. Jonas advised the Committee that a lot has changed in the construction industry due to Covid. In some villages the theme of similarity has changed. The Committee's responsibility is to maintain the aesthetics, while still being flexible with the changes, but not becoming the police. The village and property managers need to take responsibility as the Committee has limited authority. The Property managers need to get involved and drive around their communities.

He advised that one of the goals for next year is to amend the guidelines and hold an educational seminar about the architectural guidelines for village boards and property managers.

He advised that moving forward, he and Mr. Eustace will be developing a standard procedure to focus on cleaning the roofs and adhering to the hurricane shutter rule as they contribute to the aesthetic value.

He reported that the contractors coming into the community all have signage on their cars.

Guest

Mr. Issie Gross stated that the new village board inherited a problem. An application was submitted and approved by the Master Association to convert the bicycle shed into golf cart parking. He advised that there was no general meeting or a board meeting to approve the project. He suggested that when community projects are submitted, the application should include a copy of the village board minutes before the Architectural Control Committee approves. Mr. Jonas advised that when the Committee receives a petition with three village board signatures, they move forward with the petition. The Committee cannot override a denial from the Village.

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New Business:

- 1. BRIDGEWOOD MR II - Bridgewood Midrise II - c/o 2400 Bridgewood Dr**
Building exterior paint. Color Atrium White, bronze windows and railings. Buildings 1800-1900.
Work to be done by Flacks Painting. License #: CGC1521737
Approved Denied
- 2. WEDGEWOOD - Arthur Adler - 7464 Rexford Rd**
New tile roof. Work to be done by Gomez Roofing. License #: CCC05574
Approved Denied
- 3. BAYWOOD - Pamela Berg - 19514 Bay View Rd**
Install 26 kw standby generator with 500 gal tank. Work to be done by Reliable Power Systems.
License #: EC13005984
Approved Denied
- 4. WOODBRIDGE - Sol Barrocas - 2071 Woodbridge Cir**
Painting the exterior of the house. Work to be done by A&A Painting Contractors. License #: 04-111105-P
Approved Denied
- 5. WATERS REACH - Adam Schneider - 19446 Waters Reach Ln Unit 501**
Front door, sliding glass door and 4 windows with hurricane glass. Bronze frames and gray glass. Work to be done by WDX Impact Windows. License #: CGC1535086
Approved Denied
- 6. CYPRESS POINT - Ronald and Debbie Miller - 20538 Linksvie Dr**
Installing impact windows and glass door with sidelight, bronze frames, gray glass. Installing impact fiberglass flush panel door in garage. Work to be done by Florida Storm Protection.
License #: CGC1515827
Approved Denied
- 7. WEDGEWOOD - Roger Luskind & Pamela Tavel - 7536 Rexford Rd**
Replacement of windows and doors. White frames and clear glass. Work to be done by MMR Development Corp. License #: CGC1527762
Approved Denied
- 8. CYPRESS WALK - Lionel Fremeth - 6681 Woodbridge Dr**
Replace pavers around pool area with extension, 1260 sq ft of cement pavers 12x24 Plaza from Tremron, color Glacier. Work to be done by Terra Tiles & Pavers. License #: U21546
Approved Denied
- 9. COURTSIDE - David Rosman - 20249 Boca West Dr Unit 2606**
Replace sliders with three (3) 6 foot sliders. Work to be done by Wdx Impact Windows & Doors. License #: 853514398
Approved Denied
- 10. THE COVE - Dr. Robin Nathanson - 20220 Boca West Dr Unit 1201**
Install impact windows and a door to replace screens on patio/lanai. Work to be done by STS Windows & Doors LLC
Approved Denied

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- 11. LAKEWOOD GARDENS III - Lakewood Gardens III - c/o Harlan Rausch**
Continuation of petition to paint building exteriors approved in January 2024 Paint front doors of all units in Chestnut Brown same color used by Lakewood Gardens III. Work to be done by RCI Painting. License #: U16498
Approved Denied
- 12. PEPPERTREE III - Gemini Homes - 19510 Sawgrass Dr Unit 1602**
Install hurricane impact glass. Clear glass, bronze frame. Work to be done by Blackwell Impact Windows & Doors. License #: SCC13115300
Approved Denied
- 13. WEDGEWOOD - Richard and Jane Zenker - 7640 Rexford Rd**
New roof. Work to be done by Gomez Roofing Co. License #: CCC055574
Approved Denied
- 14. CHAPEL CREEK - Laurence Gardner - 19247 Chapel Creek Dr**
New Roof. Boral Stone Mountain Blend. Work to be done by Best Choice Roofing. License #: CCC058276
Approved Denied
- 15. WOODCREST - Michael & Renee Zebersky - 7381 Woodmont Ct**
Replace windows and doors with impact windows and doors. Windows to have bronze frames and gray glass. Front door and window above front door to have black frames and gray glass. Work to be done by Safe Impact Windows. License #: CGC1533916
Approved Denied
- 16. PEPPERTREE II - Craig Marshall - 19700 Sawgrass Dr Unit 1002**
Replace garage door and motor with garage door that will be identical to the rest of the community. Work to be done by Broten Garage Door. License #: CGC1514103
Approved Denied
- 17. PEPPERTREE I - Regina Brab - 19930 Sawgrass Ct Unit 5402**
Interior space conversion to lanai w screen enclosure. New front door, bedroom windows. Work to be done by John Village. License #: CGC1524818
Approved Denied
- 18. WOODCREST - Richard J. Crescenzo - 7386 Woodmont Ct**
Replacement of corroded 250 gal underground tank. Work to be done by Suburban Propane. License #: LG2251
Approved Denied
- 19. BRIDGEWOOD TH II - Mark Rolnik - 2005 Bridgewood Dr**
New front door and side glass panel. Work to be done by Tropic Glass. License #: U18141
Approved Denied
- 20. BAYWOOD - Mitch Koval - 19509 Bay View Rd**
Resurface pool, replace pool decking; add additional patio 8x10 to existing 2x10. Work to be done by Sun Solar Pools. License #: CRC1330356
Approved Denied

- 21. BRIDGEWOOD TH I - Irving Paltrowitz - 901/902 Bridgewood Pl**
Install pavers for outdoor rear patio connecting units 901 and 902. Work to be done by Patio Pools and Driveways. License #: CGC1521715
Approved Denied
- 22. BRIDGEWOOD TH I - Daniel Poltrock - 1202 Bridgewood Pl**
Replacing / installing impact windows and doors with bronze frames and clear glass. Work to be done by Statewide. License #: SCC131152028
Approved Denied
- 23. MAHOGANY BEND - Ray Stephen - 7388 Mahogany Bend Ct**
Install 24kw standby generator with 500 LP tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied

Previous Petitions

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

BRIDGEWOOD MR I - 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

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

FAIRWAY OAKS - Carol Gallner - 7138 Melbourne Lane
Install an all aluminum pergola on back of house. Work to be done by Reliable Shutters & Screens. License #: U22298

2/15/2024: Homeowner putting a hold on the project.

Approved Denied

Per Eric Sacks, he spoke with Ms. Gallner's significant other and they are holding off on the project. No pergola has been installed.

Committee Discussion

Waters Reach. Mrs. Moskowitz said when visiting a property, she noticed a shed attached to the house. Mr. Sacks said he knows the owners very well and the shed is coming down as they are gutting the house. Mr. Jonas recommended sending them a letter.

The Committee discussed the hurricane shades being used in lieu of shutters.


Mrs. Ravitz discussed the issue of flags being hung from a garage. Mr. Eustace advised that they need to look at the Florida Statute which overrides the village documents.

Violations Review

The Committee reviewed the violations list.

With no further business to discuss, the meeting was adjourned at 11:10 AM.

Date of the next meeting: March 14, 2024 @ 10:00 AM



Steven Jonas
Chairman, Board of Directors

4/16/24

Date