



BOCA WEST

MASTER ASSOCIATION

Architectural Control Committee Meeting
Thursday, July 20, 2023
12:00 PM

MINUTES

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

Mr. Jonas called the meeting to order at 12:00 P.M. and established a quorum. The June 22, 2023 minutes were approved as written.

Chairman's Comments

There was no business to discuss.

New Business:

1. PEPPERTREE II - Barry Shepard - 19690 Sawgrass Dr Unit 1102

Install paver patio rear and side of house. Work to be done by Tricounty Pavers and Design.
License #: U22558

Approved Denied *Conditionally Approved

2 WEDGEWOOD - Mitchell Kessler - 7527 Rexford Rd

Replacing all windows and doors with impact glass/materials and removing windows #13 and #14. Work to be done by J&M Contractors of South Florida. License #: CGC1511280 APPROVAL CONTINGENT UPON SUCCESSFUL CLOSING

Approved Denied *Conditionally Approved

3. BRIDGEWOOD MR I - Alison Klimek - 1532 Bridgewood Dr

Enclose kitchen patio into AC living space. Install bronze colored PGT impact sliding doors where the existing screens are located. Work to be done by Jeff Bray. License #: U184914

Approved Denied *Conditionally Approved

4. BAYWOOD - David Okun - 19527 Bay View Rd

R/R impact windows and doors. 4 horizontal rolling windows, 2 single hung, 5 sliding glass doors. Bronze frames, gray glass. 1 single entry door with sidelite. Frame Hazelnut Brown, glass will be clear with white interlayer. Work to be done by BNT Services. License #: SCC131151154

Approved Denied *Conditionally Approved

5. WATERS BEND - Cindy Greenberg - 19657 Waters End Dr Unit 204

Widen front walkway with same pavers as is current. Replace shrubs by walkway. Work to be done by Pavin Mavin. License #: 2020124398

Approved Denied *Conditionally Approved

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6. COURTSIDE - David Rosman - 20249 Boca West Dr Unit 2606

Replacing doors and windows with new hurricane window. Eliminate door in second bedroom and add window same size at other window. Enlarge windows in main room by deck. Work to be done by WDX Impact Windows & Doors. License #: 853514398

Approved Denied *Conditionally Approved

7. CHAPEL CREEK - Milton Bagley - 19319 Chapel Creek Dr

New roof. Same tile as that of existing tiles in Chapel Creek. Work to be done by Caldwell Roofing. License #: CC-033696

Approved Denied *Conditionally Approved

8. WOODCREST - Andrea Sessler - 7488 Bondsberry Ct

Remove and replace windows and doors with impact windows/doors. Bronze frame and clear low e impact glass. Work to be done by Palm Aluminum & Glass. License #: CGC1525681

Approved Denied *Conditionally Approved

9. WOODCREST - Andrea Sessler - 7488 Bondsberry Ct

Built in swimming pool 13'x25'. Work to be done by Streamline Pools & Spas. License #: CPC1458528

Approved Denied *Conditionally Approved

10. WOODBRIDGE - Jayne Pek - 20597 Woodbridge Way

New paver patio, new addition to home, new wood or aluminum trellis by front door. Work to be done by New Remodeling License #: CGC1529396 RESCINDED PETITION, WILL RESUBMIT FOR EXTERIOR WORK

Approved Denied *Conditionally Approved

11. WOODBRIDGE - Irving and Todd Granovsky - 7169 Woodbridge Circle

Exterior renovation, new impact windows and doors, new roof, paint exterior. Work to be done by Double Eagle Construction. License #: CGC055117

Approved Denied *Conditionally Approved

12. PEPPERTREE III - Denise & Robert Wyse - 19610 Sawgrass Cir Unit 2704

Enclose patio, replace windows and doors. Work to be done by AK Construction. License #: CGC057505

Approved Denied *Conditionally Approved

13. BRIDGEWOOD TH I - David Rothstein - 909 Bridgewood Pl

Replace windows and doors with impact resistant units. Work to be done by Jansswn Construction. License #: CBC041857

Approved Denied *Conditionally Approved

14. BRIDGEWOOD MR I - Bridgewood MR I - 2400 Bridgewood Dr

Paint building exterior color Atrium White. Buildings 1500, 1600, 1700. Work to be done by Hartzell Painting. License #: CGC1517138

Approved Denied *Conditionally Approved

15. LAKEWOOD MR III - Helen Missry-7847 Lakeside Blvd Unit 1076

Installation of impact windows. Bronze frames and gray glass. Work to be done by A-Christian Glass. License #: SCC131151235

Approved Denied *Conditionally Approved

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- 16. THE POINTE - Linda Berger - 20638 Linksvier Cir**
Roof replacement. Work to be done by Innovative Roofing Inc. License #: CCC1331740
Approved Denied *Conditionally Approved
- 17. WILLOW WOOD MR I - Harriet Blum - 6875 Willow Wood Dr Unit 2072**
RESCINDED PETITION. Installing windows and sliding glass doors. Bronze frames and bronze glass. Work to be done by A Christian Glass. License #: SCC131151235
Approved Denied *Conditionally Approved
- 18. BAYWOOD - Sanford & Marcia Cohen - 19526 Bay View Rd**
Replacing the roof to conform to Baywood specifications. Light Brown with White Antique. Work to be done by A2Z Roofing. License #: CCC133028
Approved Denied *Conditionally Approved
- 19. MAHOGANY BEND - David Resnick - 7356 Mahogany Bend Ct**
Impact windows being installed. Work to be done by Access Doors & Windows. License #: CGC1525402
Approved Denied *Conditionally Approved
- 20. THE POINTE - Chuck Rubin-20611 Linksvier Cir**
Intalling impact windows and doors. Bronze frames and gray glass. Work to be done by Boca Impact Window & Door. License #: CGC1520762
Approved Denied *Conditionally Approved
- 21. LAKEWOOD MR III - Gemini Homes - 7847 Lakeside Blvd, Unit 1071**
Replace old exterior slider off kitchen to new hurricane sliders. Glass bronze and frame bronze. Work to be done by Murilo Marinho. License #: CGC1259194
Approved Denied *Conditionally Approved
- 22. BRIDGEWOOD TH I - Shelley Davimos - 1006 Bridgewood Pl**
Install white gutters. Work to be done by Dwayne Katz. License #: 201004363
Approved Denied *Conditionally Approved
- 23. PEPPERTREE II - Carey Rosen - 19720 Sawgrass Dr Unit 904**
Remove and replace front entry door and some windows with impact product. Bronze frames and bronze tint. Work to be done by Seascape Windows & Doors. License #: SCC131151745
Approved Denied *Conditionally Approved
- 24. LAKEWOOD MR III - Marna Todd - 7847 Lakewood Dr Unit 1081**
Replace old exterior sliders off kitchen to new hurricane exterior sliders. Work to be done by Wall to Wall We Do It All. License #: 1259194
Approved Denied *Conditionally Approved
- 25. C/O HARLAN RAUSCH - Gardens of Lakewood III - 7671, 7709, 7747 7773, 7809**
Re-roof all roofs. Work to be done by Innovative Roofing Inc. License #: ccc1331724
Approved Denied *Conditionally Approved
- 26. PEPPERTREE III - Deborah Hunter - 19610 Sawgrass Circle Unit 2701**
Replace front door, side panel and upper window. Replace side garage door. Work to be done by Severe Weather Solutions. License #: CBC1262497
Approved Denied *Conditionally Approved

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27. PEPPERTREE III - Antoinette Sudock - 19674 Sawgrass Dr Unit 6101

Install impact glass door, single hung, picture and architectural windows, bronze frames and gray glass. Patio enclosure, impact sliding glass doors, storefront windows, bronze frames, gray glass. Will match existing patio enclosure. Work to be done by Florida Storm Protection. License #: CGC1515827

Approved Denied *Conditionally Approved

ACC Violation Review:

Mr. Dorfman recommended that the violators remain on the Violations list until the issue has been resolved. The violations letter should state they have 30 days to rectify the issue. Someone from the committee or the property management should check the project or require the homeowner to submit pictures to Mrs. Martinez proving the project has been satisfactorily completed.

Mr. Friedman inquired about the Oriel style windows in the Lakewood MR that are the incorrect sizes. Mrs. Martinez will pull the petitions.

Mr. Eustace reviewed the fining process. Mr. Sacks suggested charging a fee for each petition submitted to cover the administrative costs.

Committee Discussion:

The Committee discussed requiring permits for interior work, how it can be tracked and who should track the permits.

Mr. Friedman presented a dark roof tile for preliminary approval that Pinelake would like to install. The Committee discussed the risks of providing a preliminary approval and requested petitions need to be submitted.

With no further business to discuss, the meeting was adjourned at 1:40 PM.

Date of the next meeting: Thursday, August 24, 2023 at 2:00 PM.



Steven Jonas
Chairman, Board of Directors

10/20/23

Date