



# BOCA WEST

## MASTER ASSOCIATION

### SECURITY & SAFETY COMMITTEE MEETING

Monday, October 23, 2023

11:00 AM

### MINUTES

In attendance: Jeff Greenfield, Chairperson, Steve Berlin, Nancy Fried, Ron Roth, Bert Wellman, Howard Boilen, Dan Schulman and Ed Silverman. Michael Eustace, Executive Director, and Chief Joe Lastella were in attendance.

Mr. Greenfield called the meeting to order at 11:00. A.M. and established a quorum. The May 10, 2023 meeting minutes were unanimously approved as written.

#### **Chairperson's Comments**

Mr. Greenfield welcomed the Committee back for the season. He reported that the summer was anything but quiet according to the monthly incidents.

Per the request of the Master Association Board, the Chief is breaking down the American Medical Response (AMR) incidents between the residents, the Club employees, visitors, and the guests. AMR services Club employees during the peak season and the assessment should reflect as such. We will need that documentation should the Board decide to negotiate the assessment.

Mr. Greenfield advised that due to the unfortunate events in Israel and Gaza, Chief Lastella initiated an additional patrol over the weekend to create a higher level of visibility. PBSO Deputy Sheriffs dedicated an extra patrol at no extra cost due to the Chief's good repertoire with Palm Beach Sherriff's office and the PBSO Captain that runs this district. There were four Sheriffs on site last Friday during a luncheon for a Jewish organization at the Club.

He advised that the Master Association Communications Committee will be publishing a magazine three times a year. One of the feature articles will be Chief Lastella and his staff of 42 people. The Boca West population has turned over, about 30% to 40%, in the last five years and this publication will help the community understand the Master Association scope of operation as well as the Security Department's scope of operation.

The Committee discussed the gun policy at Boca West. Chief Lastella advised that Boca West must follow the Florida state gun laws. The Club does not allow guns on its premises. From an insurance liability standpoint, Mr. Greenfield is happy our guards are not armed as it would create a liability. Boca West receives such great resources and services from PBSO, that armed guards are not needed. It has been demonstrated time and time again and anyone who objects to the cost of the contract, does not understand the good value we receive.

### **Signage on Trucks and Enforcement**

Mr. Greenfield advised that due to COVID, we have become lax allowing vendors and contractors pass through the gates. We have come to a point where we must enforce the rule. Security will distribute fliers to contractors notifying them about the signage requirement on their vehicles. Mr. Greenfield has received several emails and has been in conversations with residents who are upset that vendors are coming through the gates without signs. Chief Lastella advised that once they clear the gate, the contractors/vendors remove the sign or pass it to another one of their vehicles.

Mr. Greenfield requested to send an eblast to the residents under the Chief's signature that if they see something to say something. He does not want residents to be confronting people and prefers they call Security.

Mr. Greenfield would like to start a vendor program to pre-qualify vendors, that come in on a regular basis, for a fee. They will have to complete a questionnaire listing their vehicles. The program will allow them to have a fast pass, which will allow Security to control the hours of access to prevent them from coming in on holidays, Sundays and nights when they are not supposed to operate. Mr. Eustace advised that other clubs are using their own vendor program, or they use a company that does all the background checks. The vendor registration program will also require that everyone in the car shows an ID. Chief Lastella and Mr. Eustace will hopefully have more information on the program by next month.

The Committee discussed how to enforce it, as once Security starts throwing vendors out, the Security office receives complaints as residents are not able to complete their projects.

Chief Lastella advised that Amazon drivers have an app on their phone which requires them to scan the package being delivered to Boca West residents for the gate to open. UberEATS and DoorDash must show the package and address to which they are delivering.

The Committee recommends exploring a system of commercial vehicle registration.

### **New stop Sign on Boca West Dr and Fairway Oaks**

The Committee discussed placing a stop sign on Fairway Dr and Peppertree I.

### **Stop Sign Camera**

The Committee discussed placing a camera on selected stop signs.

**Changing All Stop Signs at Glades Entrance**

Chief Lastella advised that the signs have already been changed at the Lifestyle Center. Mr. Greenfield recommended trying solar pulsating lights and relocating those signs to the other location.

**Home Exterior Lighting**

Mr. Greenfield advised that when leaving your home for a short period of time or for the summer, to leave lights on in the house, set motion sensors or timers, and change the front house lighting to LED lighting which is brighter, to deter unwanted guests or animals. Mr. Greenfield will mention it at the December Representatives' meeting, and he also suggested including it in an end of season preparation eblast.

**Security Report**


Chief Lastella reviewed the report.

**Adjournment**

With no further business to discuss, the meeting was adjourned at 3:10 P.M.

Next Meeting – TBD

Respectfully Submitted,

  
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Jeffrey Greenfield, Chairperson

11 / 13 / 2023  
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Date