



BOCA WEST

MASTER ASSOCIATION

Architectural Control Committee Meeting Thursday, October 19, 2023; 1:00 PM MINUTES

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

Guests in attendance: Rich Strulson, Pinelake.

Mr. Jonas called the meeting to order at 1:00 P.M. and established a quorum. The September 19, 2023 minutes were approved as written.

Chairman's Comments:

Mr. Jonas commended the Committee for their service and dedication. The time and effort they dedicate to this committee is greatly appreciated.

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 - James and Karen Harris - 20031 Waters Edge Circle Unit 1203
Installing impact single hung, picture windows. Bronze frames, gray glass. Installing sliding glass doors, bronze frames, gray glass. Installing impact double French front door, sliding glass door to inclose patio, bronze frames and gray glass. Work to be done by Florids Storm Protection. License #: CGC1515827
Approved Denied
2. PEPPERTREE II - Ira Krinick - 19850 Sawgrass Dr Unit 103
Changing front door. Bronze frame, clear glass with sidelight. Work to be done by Eric Gerstmann. License #: 20205180156
Approved Denied
3. CHAPEL CREEK - Charles Filippazzo- 19271 Chapel Creek Dr
Install travertine over existing concrete pool deck. Work to be done by CABO Brick and Stone. License #: U21088
Approved Denied
4. 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
Approved Denied

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5. WEDGEWOOD - 7504 Rex Realty LLC c/o Bernie Friedman - 7504 Rexford Rd
Generator installation and replacement of driveway with new pavers. Work to be done by Reliable Power Systems, License #: L128455 and Paven Mavin License #: 2020124398
Approved Denied

6. WOODBRIDGE - Sol Barrocas - 7071 Woodbridge Cir
New roof. Barkwood -Maple Brown with Dark Brown flash. Work to be done by Innovative Roofing. License #: CCC1331724
Approved Denied

7. WOODBRIDGE - Henry & Jayne Pek - 20597 Woodbridge Way
Remodeling exterior of home. Enlarging garage, removing 2 atriums, extending bedroom. Work to be done by New Remodeling Inc. License #: CGC1529396
Approved Denied

8. WOODBRIDGE - Henry & Jayne Pek - 20597 Woodbridge Way
Replace roof with Espresso Blend tile. Work to be done by Gomez Roofing . License #: CCC1330494
Approved Denied

9. WIND KEY - Debra Greenblatt & Susan Seidenberg - 7748 Wind Key Dr
Widening of driveway by 3' on left side. Work to be done by Paven Mavin. Licenses #: 84-2938558
Approved Denied

10. PLANTERS POINT - JoBeth Roberts - 19576 Planters Point Dr
Replace birdcage over pool with black fence. Work to be done by ZOFÉ Fence LLC. License #: U22280
Approved Denied

11. WATERS EDGE - Cathy Hertzberg - 20108 Waters Edge Dr Unit 602
Replacing all windows and glass doors with hurricane impact windows and doors and front door. Glass color clear Low-E and bronze frames. Work to be done by Boca Impact Windows & Doors. License #: CGC1520762
Approved Denied

12. BAYWOOD - Barry Roberts - 19664 Bay Cove Dr
Remove existing roof and replace with Westlake Tile, Estate J Light Brown with White Antique. Work to be done by Coastal Roofing. License #: U17222
Approved Denied

13. WIND KEY - Matt Luba - 7735 Wind Key Dr
Build new outside cabana structure. Work to be done by Level Group Developers. License #: CGC1231734
Approved Denied

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14. WOODCREST - Doug Karol - 2435 Woodmont Ct
Replace existing walkway from driveway to front door and existing concrete rear patio with pavers by Tremron, color granite, style Mega Olde Town. Work to be done by Double Eagle Construction. License #: CGC055117
Approved Denied
15. CEDARWOOD - Harriet & Ed Moskowitz - 7667 Cedarwood Cir
Replace hurricane windows to existing configuration in front of house. Replace front door with hurricane door, bronze frame with grey glass. Work to be done by SIW Solutions. License #: SCC131152863
Approved Denied
16. PEPPERTREE II - Carey Rosen - 19720 Sawgrass Dr Unit 904
Install new Briggs and Stratton generator, 20 KW and new 500 gallon propane tank. Work to be done by Suncoast Electric & Air. License #: EC13005032
Approved Denied
17. WEDGEWOOD - Mitchell & Phyllis Kessler
Painting exterior of house, walls & trim. House color to be Benjamin Moore AF10 White. Work to be done by RCI. License #: U16498
Approved Denied
18. BAYWOOD - Yvonne Siegel - 19604 Baycove Dr
Tile roof replacement. Westlake Integra Light Brown w White Antique. Work to be done by Garabar Roofing. License #: CGC1510976
Approved Denied
19. BAYWOOD - Mo Wazir - 19508 Bayview Rd
Installation of 26 KW Generator. Work to be done by Personalized Power Systems. License #: EC13001850
Approved Denied
20. CEDARWOOD - Richard & Kristina Stein - 7615 Cedarwood Cir
Add a 4' high aluminum fence to perimeter of property. Work to be done by John LoCastro. License #: 20-AL-21920x
Approved Denied
21. CEDARWOOD - Cedarwood HOA - c/o Hawkeye Mgt Co
Refacing of existing entry features. Work to be done by Budget Signs Design Group Inc. License #: 275-323651
Approved Denied
22. PINELAKE - Pinelake - RMC
Re-roof entire community with Eagle Bel Air Dark Charcoal tile. Work to be done by Innovative Roofing. License #: CCC1331724
Approved Denied

Previous Petitions:

BRIDGEWOOD MR I - Bridgewood MR I - c/o Bridgewood Mgt Co
Golf cart parking structure, 15 spaces. Same as one at building 1800, MR II. Work to be done by Sullivan Electric License #: EC000117 and AtoZ Awning License #: U22481
Approved X Denied *Conditionally Approved

LAUREL OAKS IV - Laurel Oaks IV - c/o RMC Denise O'Kane
New monument sign at the Laurel Oak IV entrance. Work to be done by Fast Signs. License #: ES12001759
Approved X Denied *Conditionally Approved

Violation Review

The Committee reviewed the violation. Mr. Eustace advised that he is waiting for the Certificate of Completion to be submitted. He is also being fined and our counsel is drafting the letter.

Committee Discussion

Mr. Sacks advised that the location of the generator for the unit at 21234 Clubside Dr D was placed in the wrong location. The Clubside village sent a letter to the homeowner. The generator company will submit a sketch showing where the generator will be relocated. The tank will remain in its location. Mrs. Martinez will send Mr. Sacks an ACC Change Request Form.

Mr. Eustace met with the Bridgewood MR I president to discuss the location of the golf cart parking structure and proper landscaping to hide it from the view of the golf course. F

Mrs. Martinez is working with Florida Storm Protection to set up a meeting with a sales representative to explain the pros and cons of Low-e.

The Committee discussed the pros and cons of painting roof tiles.

The Committee discussed a petition that was submitted after the project was completed without BWMA approval by a unit owner in Waters Bend. The Committee agreed the homeowner should be fined \$100.00.

Mr. Jonas recommended assigning villages to the Committee members to do visual inspections from start through project completion. The inspections can be discussed at the monthly meeting.

The Committee discussed the importance of permitting interior projects, how to ensure licensed contractors are doing the work and how best to manage such projects.

The Committee discussed signage on contractor vehicles.

With no further business to discuss, the meeting was adjourned at 2:25 P.M.

Date of the next meeting:



Steven Jonas
Chairman, Board of Directors

11/10/23

Date