



BOCA WEST

MASTER ASSOCIATION

Architectural Control Committee Meeting Thursday, November 16, 2023; 10:00 AM MINUTES

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

Mr. Jonas called the meeting to order at 10:00 A.M. and established a quorum. The October 19, 2023 minutes were approved as written.

Chairman's Comments:

Mr. Jonas reported that he has noticed new residents are having exterior projects completed without first receiving village and Master Association approval. This may be because we had an influx of new members purchasing homes/units prior to the new Initial Capital Contribution fee and the Club's equity increase going into effect. They are not aware they need approval.

There is a terra cotta colored roof in Oakbrook that stands out and can be seen from the golf course and street. Mrs. Martinez will pull the petition.

Mr. Jonas advised that Security is working on a procedure to monitor contractor vehicles that enter Boca West without the proper signage.

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. PINELAKE - Gladys Frand - 3607 Bridgewood Dr
Replace windows and doors with impact products, Work to be done by STS Impact Windows & Doors. License #: CGC1515751
Approved Denied
2. WATERS BEND - Lenore Kramer - 19665 Waters End Dr Unit 1103
Installation of skylight with drain. Work done by A2Z Roofing. License #: CCC1330238
Approved Denied
3. PINELAKE - Melissa Bordman- 3203 Bridgewood Dr
Re-construction if screened porches and installation of outdoor patio like unit next door.
Work to be done by MCL Consultants. License #: CGCA40324
Approved Denied
4. WIND KEY - Sharon Eisenberg - 7751 Wind Key Dr
Remove existing 2 wood door fences and discard. Frame new fence door and install new PVC fence panel with handle, beige color. Work to be done by Complete Choice.
Approved Denied

5. WEDGEWOOD - Warren & Stephanie Spar - 7440 Rexford Rd
New fences in back yard including 1) 70 ft fence at edge of pool 2) south fence and north fence
replace existing 3) Replace walk gate. Work to be done by Pick-It Fence. License #: U16089
Approved Denied

6. OAKBROOK - Josh Connell - 19645 Oakbrook Circle
Window and door replacement with some reconfigurations; new roof (Weathered Ash) and
back patio alteration; repaint exterior: Benjamin Moore White Dove (body of house) and
Rocky Road (color band). Work to be done by FirstWater Building and Design. License #:
CGC1515850
Approved Denied

7. GARDENS OF LAKEWOOD II - Gardens of Lakewood II Board - c/o 698 Lakeside Blvd
Exterior paint of five townhome buildings, 1 pool, 1 bicycle storage shelter. The color will be
SW 7006 (Extra White). Work to be done by RCI Painting. License #: U16498
Approved Denied

8. WIND KEY - Alan & Sheri Seiler - 7775 Wind Key Dr
Enclose dining atrium area, install all new impact windows & sliding door with bronze frames
and clear glass. Install new front door w/ side lites. Work to be done by Double Eagle. License #:
CGC055117
Approved Denied

9. SABAL LAKE - Thomas R. Kaplan - 19355 Sabal Lake Dr
Replace screens with impact windows and door. Replace windows in bedroom & bathroom
with impact windows. Work to be done by Reliance Window Systems. License #: CGC1523976
Approved Denied

10. 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

11. LAUREL OAKS - Ruth Ogden - 20100 Boca West Dr Unit 126
Installation of impact windows on balcony. Bronze frames and bronze glass. Work to be done
by Caner Impact Windows & Doors. License #: CGC1530091
Approved Denied

12. MAHOGANY BEND - David Resnick - 7356 Mahogany Bend Ct
Fence installation. Work to be done by Superior Fence and Rail. License #:
Approved Denied

13. CHAPEL CREEK - Charles Filipazzo - 19271 Chapel Creek Dr
Re-roofing only with flat tile: Cocoa Stone Mountain Blend. Work to be done by Best Choice
Roofing. License #: CCC058276
Approved Denied

14. WOODBRIDGE - Marc Reichman - 7021 Woodbridge Cir
Paint exterior of home. Color code 1465 and roof color Charcoal. Work to be done by BMG
Homes. License #: CBC1263798
Approved Denied

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15. BRIDGEWOOD TH I - Esther Mitchell - 803 Bridgewood Pl
Replace windows and doors with impact rated product. Bronze frames and clear glass. Work to be done by S&R Impact Windows: License #: U22166
Approved Denied

16. WILLOW WOOD GARDENS - Amy Zenn/Janice Gates - c/o 6748 Willow Wood Dr Unit 1303
Install new 60 amp service for golf cart chargers into existing bike rack hut (same as was done in 2017) Work to be done by Sullivan Electric. License #: EC0001117
Approved Denied

17. THE POINTE - Judith Rosenkrantz
Re-roofing. Flat roof only. Work to be done by Best Choice Roofing. License #: CCC058276
Approved Denied

18. WATERS REACH - Waters Reach HOA - c/o Mahogany Services
Painting of exterior of all buildings/homes in the community as well as the pool house. Work to be done by RCI Painting and Waterproofing. License #: U16498
Approved Denied

19. PLANTERS POINT - Ronald Prague - 19504 Planters Point Dr
Re-roof. Work to be done by Best Choice Roofing. License #: CCC10528276
Approved Denied

20. CHAPEL CREEK - Richard & Andrea Ribakove - 19354 Chapel Creek Dr
Re-roof. Work to be done by AMC FL Roof Consultants. License #: CCC1326976
Approved Denied

21. PEPPERTREE III - Deborah Hunter - 19610 Sawgrass Cir Unit 2701
Expand back patio and install porcelain pavers. Remove and replace walkway pavers with brick pavers. Work to be done by Pavin Mavin. License #: 2020124398
Approved Denied

Previous Petition:

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

ACC Violations

- Richard Wilson & Andrea Klemes, 19787 Oakbrook Dr., Oakbrook. Upgraded gazebo without village and Master Association approval.
- Sharon Katz, 7374 Woodmont Ct, Woodcrest. Installed pavers around the pool without village and Master Association approval.
- Douglas Karol, 7435 Woodmont Ct, Woodcrest. Removed exterior wall without village and Master Association approval.

Committee Discussion

Barbara & Allen Chale, 21234 D Clubside Dr. Clubside. Mr. Sacks explained that Southern Coast Services installed the generator in the wrong location. They submitted a survey with the new location, which Clubside has approved. The Committee approved the new location.

Mr. Friedman expressed his concern about the aesthetics of Lakewood Gardens III installing black tile roofs and the other Lakewood Garden villages have orange-colored roofs. Mrs. Martinez will pull the petition.

The Committee discussed whether or not roof tiles can be painted. Mrs. Martinez will pull the petitions that approved roof tiles to be painted.

The Committee discussed the location of the Laurel Oaks IV entrance sign. Mrs. Martinez will confirm with Mr. Mark Haberman, President, Laurel Oaks IV and ask him to submit the new dimensions and a land plot showing the location.

With no further business to discuss, the meeting was adjourned at 11:20 AM.

Date of the next meeting: Wednesday, December 13, 2023 @ 2:00 P.M.



Steven Jonas
Chairman, Board of Directors

12/14/23

Date