



BOCA WEST

MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, March 27, 2024

2:00 P.M.

Minutes

In attendance: Daniel Bejarano, Jeff Greenfield, Steve Jonas, Marc Grumet, Ronnie Pollard, Ruth Molina and Liz Rome. Michael Eustace, Executive Director, was in attendance.

Village Representatives and Guests Present: Bob Schwartz, BWCC; Mark Dorfman, Peppertree III.

Mr. Bejarano called the meeting to order at 2:00 PM and established a quorum. He made a motion to approve the February 28, 2024 meeting minutes.

President's Message

Mr. Bejarano welcomed the new Board.

Committee Reports

Architectural Control

Mr. Jonas advised that the committee reviewed over 35 petitions, most of which were approved. He is looking forward to working with the new selection of volunteers who have experience in architecture or construction. He would like to educate the property managers on how to review the petitions prior to submission to the Master Association.

Finance

Mr. Grumet said he has selected his committee members. He has reviewed the Audit and the financials and will appoint each committee member with an area to focus on. Mr. Eustace will schedule a date for the committee to meet with the bank.

Mr. Grumet will meet with Mr. Jonas and Mr. Greenfield regarding the expenses for their respective committees.

Grievance

Mr. Grumet explained that Captain Perez generates the grievance agenda, and the members are notified to appear before the Grievance Committee to appeal the violation. The Board approves the agenda with the fines and suspensions which is then presented to the Grievance Committee. Mr. Eustace advised that there is an alternate method in which the staff would handle the violations 100% and would not require Board approval, but that method would require an amendment to the Documents.

Residents are responsible for their guests and contractors and will receive a fine and suspension for their violations. Employees can also receive citations.

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Insurance

Mr. Greenfield reported that he will be selecting committee members whose expertise is insurance and will then schedule a meeting.

Landscape and Maintenance

Mrs. Pollard reported that the Ficus hedges along the border of Boca West and Woodfield will be replaced this summer.

Security & Safety

Mr. Greenfield reported that the crosswalk signs have been installed. The installation of the stop sign cameras is still in progress as the trouble spots are being identified.

Special Projects

Mr. Jonas reported that both projects were approved, and they are in the process of securing bids for each. The lighting project is on track to start in June. It was determined that the Master Association is paying for the lights in Cypress Point, The Pointe, Woodbridge and Cypress Walk. When the power is cut off, the billing will need to go to the villages. Mr. Jonas suggested extending the invitation by a week to the villages and sending an eblast or having someone call the villages to ask if they want to upgrade their lighting.

Mr. Greenfield suggested sending a communication to the villages informing them that the projects have been approved and will begin this summer.

Strategic Planning

Mrs. Molina reported that she is getting her committee together and will have a meeting within the next two weeks. The committee will start the implementation phase of the analysis.

Mr. Greenfield asked if the committee could come up with a golf cart storage solution that will not interfere with the villages.

Communications

Mrs. Rome is still in the process of putting together her committee and will report back to the Board their recommendations for better communication to the community. Mr. Bejarano suggested to also consider how to better communicate with the employees and the Club.

Mrs. Rome will also be reinstating the Presidents' Council. Mr. Jonas advised that the refurbished suites will provide a meeting venue.

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Executive Director

Mr. Eustace reported that he and Mr. Jonas have a meeting with Mr. Travis Wehrs, Club Golf Director, about re-routing the golf cart crossing on Boca West Dr.

Mr. Eustace will be meeting with Zurich to go over safety precautions for employees. He advised that there is one open position for Security Supervisor.

Mr. Eustace reviewed the 18 delinquent properties and advised that not all are in the Master Association purview. He reported on the 29 home sales to date.

JV Steering Committee

The Steering Committee will be meeting in April. Mr. Eustace reported that he and Mr. Grumet will be reviewing the financials. Mr. Bejarano requested to have the monthly financials distributed to the Board.

Previous Business

There was no business to report.

New Business

There was no business to report.

Good & Welfare

Mr. Dorfman asked for reinforcement for golf cart parking at the Sports Center and adherence to the golf cart rules of the road. Mr. Greenfield advised that the Club will be reinforcing parking. Mr. Bejarano asked Mr. Greenfield to discuss the issue with the Security Committee. Mr. Eustace advised that while the Club registers carts with trail fees, Security verifies insurance and provides a sticker for non-trail fee carts.

Mr. Dorfman commented that all new village board members should have attended the Board Certification program. Mr. Greenfield advised that for Board Insurance, the board members will have to produce the certificate confirming they have completed the course.

With no further business to discuss, the meeting was adjourned at 3:03 P.M.

Next Meeting Date: Monday, April 29, 2024 @ 2:00 PM.

Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

4/29/2024

Date