



BOCA WEST

MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, August 30, 2023; 2:00 P.M.

Minutes

In attendance: Elaine Wittlin, Danny Bejarano, Jeff Greenfield, Ronnie Pollard, Steve Jonas, Shep Remis and Murray Perelman. Michael Eustace, Executive Director, was in attendance.

Village Representatives Bob Schwartz, BWCC, Sean Lenahan, Bridgewood, Gary Quintiere, Clubside, and Alan Glazer, Akoya.

Mrs. Wittlin called the meeting to order at 2:00 PM and established a quorum. The July 26, 2023 minute were approved as written.

Committee Reports

Finance

Mr. Perelman advised the Board that the Committee discussed the recommendation to operate with two bank accounts and agreed to remain with one bank, Fifth Third. This recommendation was made as the Committee had evaluated the two recommended banks and determined they did not meet our needs, managing accounts in two different banks would create more work for Ms. Ellis and given that our current bank is conducting nightly sweeps resolves the Committee's concerns about the bank's financial stability.

Architectural Control Committee

Mr. Jonas reported that the meeting was very productive as we received a lot of petitions for improvement in properties.

One of the topics that the Committee consistently discusses is whether or not to approve the request to install Low-e windows. The sports facility, restaurants and Akoya have Low-e windows which offer insulation and interior protection from the sun. Per the Architectural Control guidelines, the Low-e windows are not allowed. Mr. Jonas recommends allowing Low-e in single family homes, but not in the mid-rises or attached homes as that would be too mosaic. It is something we should consider and if accepted, it will require a change in our Architectural Control Guidelines. The concern is for aesthetics, however, moving into the 21st century, people want these windows. This topic is still under discussion with the Committee.

Mr. Jonas reported on the ACC violation list. It is a good deterrent to people who are not adhering to the guidelines and prompts them to respond to violations.

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Special Projects

Mr. Jonas reported that the projects that were started over the summer have been completed. The three exterior gatehouses have been painted; the Boca West sign at the entrance on Glades Rd has been updated and new lights have been installed along Country Club Blvd.

Mr. Jonas reported that the project to update the fountain at the Glades entrance is a big commitment and recommended not moving forward with it. The project will cost \$150,000 and would be an inconvenience to the residents as we would need to close the Glades entrance. It also does not contribute to the whole front entrance project concept we have for the future. The Board discussed the topic. Mrs. Wittlin made a motion to put the fountain on hold. The Board unanimously agreed, and the motion passed.

Mr. Jonas advised that the art structure, which was in the initial plans to be placed in front of the Glades gatehouse, in his opinion, is no longer needed. It is a large structure, is a big expenditure and does not fit with our current style. It was built in the UK and we have not taken possession of the structure yet. Mr. Eustace has tried to sell it. The company is asking for half of the payment to ship it which is \$25,000. Mr. Bejarano will try to speak with the company to negotiate the cost.

Mr. Jonas reported that he and Mr. Eustace are working with the engineer regarding the lighting along Boca West Dr and Golfside Dr. This is a very important project, and we will have a proposal ready to present at the December Representatives' meeting.

Communications

Mr. Jonas advised that the Welcome Book will be mailed to all residents tomorrow. The Committee will be creating publications 3-4 times a year. He will be contacting the other Chairs to provide information about what the Master Association is doing.

Landscape & Maintenance

Mrs. Pollard reported that the heat is taking a toll on the plants in Boca West. The Akoya left turn lane is completed and there is temporary striping on the roadway. A new four-way stop sign has been installed at the Oakbrook, Wedgewood and Lakewood Association intersection. The new pavers are being installed at the Jog Road gatehouse entrance and should be completed next week. The lake bank restoration is under way in several villages.

Mrs. Wittlin asked Mrs. Pollard to review the color of the street signs as they should all be color coordinated.

Safety and Security

Mr. Greenfield reported that when coming in from Yamato and right before approaching Sabal Lake, there is a speed bump which we have received mixed reviews. He, Chief Lastella, and Mr. Eustace will speak with the Sabal Lake residents about an alternate proposal.

We received a letter about one of our officers and the extraordinary work he did with respect to aiding a resident this past month. Mr. Bud Baron sent a letter stating he was very appreciative.

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Insurance

Mr. Greenfield advised that he, along with Mr. Eustace, Ms. Ellis and Ms. Maxwell, met with the insurance broker regarding renewing the medical insurance. They will be meeting at a later date to renew the property and liability insurance. Given the post hurricane situation in Tampa will not help the premiums in Florida.

Mr. Greenfield had a preliminary discussion with Mr. Jeffrey Appleman, from the Finance Committee, about obtaining a risk purchasing group proposal for all the villages. The discussion was regarding obtaining an insurance reciprocal to insure the villages by pooling the money which the risk purchasing group will use to buy reinsurance offshore in Bermuda and London. The goal is to hopefully bring in a lower premium rather than dealing with insurance companies directly with respect to their reinsurance items in the state of Florida. To do this, we will have to hire and get a proposal from Gallagher, AON or any one of the insurance brokers that have already run risk purchasing groups. Mr. Greenfield will continue to work with Mr. Appleman, Mr. Perelman and a new resident, who is in the reinsurance business, to have something to present to the villages.

Grievance

Mr. Eustace reported on the discussion with our counsel about the Florida Statute change coming October 1st, 2023, affecting the grievance process. The Grievance Committee holds hearings every month in accordance with Florida Statutes and will be brought up to speed on the new legal language and specific actions the Committee needs to abide by. The statute outlines the process for the Board to levy the fine and the Grievance Committee to then hold the hearing and provide 14 day notice to the parcel owner of the meeting. Fining is from traffic, Architectural Control and document violations (mandatory membership to country club).

Executive Director's Report

Mr Eustace reported that we are switching from United Healthcare to Cigna for the employee health plan. Cigna provides the same basic coverage with a minimal increase to the employees and to the BWMA.

Mr. Eustace reported that JWR Contractors, has asked for an unacceptable amount of money to cover the cost of their labor and time during the ramp up of the gate house project. The project was postponed prior to the execution of the AIA contract. Mr. Eustace disagrees with the JWR request. No payment has been made as the contract was never signed.

Community Advisors Committee Report

Mr. Eustace advised that they discussed the real estate activity and the number of closings due to buyers wanting to avoid the BWMA capital contribution and the Clubs increase in dues.

The JV audit was completed. They are assessing the 75-mile rule, the leasing schedules and the non-equity members.

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Mr. Eustace reported on the educational session schedule for the year. The JV Subcommittee group BWMA and BWCC will meet next month to discuss further and solidify education dates and presenters.

Previous Business

The Board approved the AMR contract renewal as well as the agreement with the renter, Mr. Rossband.

New Business

Mr. Eustace explained that he received a letter from a resident's attorney (Bridgewood) to withhold the fines, due to delinquent in paying the mandatory club dues and will be starting in the BWMA foreclosure process. Mr. Greenfield made a motion to explore options and have the Executive Director contact the son or lawyer in a friendly way to better understand the situation and postpone any decision for 30 days. Mrs. Pollard seconded the motion. The motion was opened for discussion. Mr. Schwartz asked to have this issue brought to the Club's attention as it is setting a precedent for future older residents. The Board unanimously agreed and the motion passed. The resident is in her mid-nineties, a widow, is battling cancer and wants to live out her days in her Boca West home of 30 years. Mr. Greenfield advised that he will speak with the Boca West Children's Foundation, and appeal to them to broaden their mission statement under extenuating circumstances, to help other members who fall into dire straits. Mr. Greenfield is meeting with the Jewish Family Member Services and will ask if they can provide aid.

Mr. Eustace explained that another Bridgewood resident's, who is also in default in their payment of County Club dues, attorney is requesting that we allow the resident to make installment payments over the next four months to bring the resident current. Mr. Greenfield suggested that they enter into a stipulation agreement with the court.

President's Message

Mrs. Wittlin advised that she was presented with a request from the Club Board to change our By-laws regarding some of the Master Association responsibilities and give extra duties and powers to the Executive Director. She asked Mr. Schwartz to inform the Club Board that we have put this request on hold for further review as it changes the dynamic by having the Club ask to change our Documents and By-laws. Mr. Eustace advised that the document gives the Country Club the right to foreclose versus the Master association to foreclose.

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Good & Welfare

Mr. Quintiere, Clubside, advised that he is very interested in the risk purchasing group. His concern is that since not all villages are created equal, as some carry higher risks, and he would not want his village to have to carry others' risks. Mr. Greenfield advised that the administrator of the plan, an actuary, would develop a schedule of premium payments based upon the assessment of the risk and the value of the property.

Mr. Quintiere explained that his community has an issue with Comcast's pods that are in need of repair. Mr. Eustace will speak with him after the meeting.

Mr. Dorfman reported that at the last Architectural Control Committee meeting he suggested to discuss the new reserve policy at one of the educational sessions. Mr. Eustace confirmed it is on the agenda.

Adjournment

The meeting was adjourned at 3:07 P.M. due to a power outage.

Next Meeting Date: Wednesday, September 27, 2023 @ 2:00 PM.

Respectfully submitted,



Elaine Wittlin
BWMA, President



Ronnie Pollard, Secretary

08/30/2023
Date