



BOCA WEST MASTER ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING Wednesday, September 25, 2024, 11:00 A.M.

Minutes

In attendance: Ruth Molina, Michael Egren, Len Rashkin, Ed. Rod, and Leora Binstok. Terrance Savage was absent. Michael Eustace, Executive Director, was also present.

Mrs. Molina called the meeting to order at 11:00 A.M. and established a quorum. The August 20, 2024 minutes were approved.

Committee Chair's Message

Mrs. Molina reported that she will be presenting the Renovation Rental Program to the Board of Directors at the meeting this afternoon. If approved, the committee will meet to discuss next steps and implementation.

Sub-Group Update

a. Community's Future: Electric Vehicles and Solar Energy

Mr. Rashkin reported that he met with the representative from Chargepoint, who was unprepared for the meeting. The representative suggested adding directions in Spanish to the chargers as the valets are Spanish speaking. They went to the overflow parking lot and the representative believes there is enough power for Level III charging stations, which are the fastest. FPL would not have to run more lines. The charging stations can charge two cars at once. The Club has to make the final decision on the location.

A fob would be given to each resident who would give it to the valet. The fob is pre-programmed to charge the members' Club accounts.

Contract Options:

1. Hire Chargepoint for \$150,000. Boca West would pay for the electrical work. The stations can be leased from Optimus for \$11,500 per year and it includes the stations, warranty, connectivity, and the service maintenance. Boca West would keep 90% of the revenue for the term of six years.
2. Optimus would be responsible for all the electrical work and Boca West would own and operate the stations for 10 years. Optimus would be responsible for the electrical costs, maintenance, and connectivity. Optimus would collect \$.50 per KW hour.

Mr. Raskin would like to conduct more research and obtain another quote. FPL would only have to turn on the transformer if the power is there. FPL has a program for single family homes called Evolution Home Program. Cars are charged in off-peak hours (evenings) and on weekends with a Level II charger which takes 4 hours to charge overnight. The cost is \$38 per month which pays for installation, permitting, and the 24-volt circuit. There would be no upfront costs for equipment installation, worry free maintenance. The charger would be yours to keep after the 10-year program. There is a penalty for early termination. He

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spoke with Mrs. Rome who agreed it would be good for the Master Association to send to all homeowners. He will have a proposal in two weeks.

Once he has the second quote, he will distribute the proposal to the committee. Mrs. Molina agreed and will hold off presenting it to the Board until he receives another quote.

b. Golf Cart Parking for the Mid-Rises

The committee discussed leasing parking spots to members in Willow Wood Condominium and Fairway Oaks and charging carts at the Club. Mr. Rashkin suggested that they must create a rental policy.

Committee Discussion

Structural Engineer Report Updated

The committee discussed the status on the mid-rises complying with the Florida Statutes for structural engineers and how communities can pay for the work. Mrs. Molina suggested sending funding options to the mid-rises.

Front Entrance Renovation

Mrs. Molina advised that she receives inquiries on when the front entrance will be renovated. The committee discussed renovating the fountain and how it would be funded. Mr. Eustace advised the committee would need to meet with Mr. Marc Grumet, the BWMA Treasurer, and Mr. Steve Jonas, the Special Projects Chair.

Adjournment

With no further business to discuss, the meeting was adjourned at 11:53 A.M.

Next Meeting Date: TBD

Respectfully submitted,



Ruth Molina
BWMA Director, Committee Chair

11/18/24
Date