



BOCA WEST MASTER ASSOCIATION

Architectural Control Committee Meeting Tuesday, November 19, 2024; 9:00 AM MINUTES

In attendance: Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Leslie Schneider, Eric Sacks, Mark Dorfman, and Sylvia Ravitz. Michael Eustace, Executive Director, and Alyssa Martinez, Executive Assistant, were also in attendance.

Mr. Jonas called the meeting to order at 9:00 A.M. and established a quorum. The October 15,, 2024 minutes were approved as written.

Chairman's Comments:

Mr. Jonas asked for two volunteers to go around the community and note the units that the accordion shutters need to be removed now that hurricane season is coming to an end on November 30. Mr. Koval and Mrs. Schneider volunteered to drive around the community in January.

Mr. Jonas will ask Mrs. Rome, the Communications Chair, to send an eblast to the community notifying them of the Boca West Master Association Hurricane Shutter Rule and that shutters need to be removed after November 30 or homeowners may be subject to a fine.

Mr. Jonas suggested that the Boca West Master Association consider taking on the responsibility of the golf cart sheds and managing the rentals.

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 - Karen and James Harris - 20031 Waters Edge Cir Unt 1203
Adding patio and grass replacement in back. Work to be done by Paven Mavin. License #: G24000112663
Approved Denied
2. BAYWOOD - Leonard Edelman - 19592 Bayview Rd
Patio and pool renovation. Work to be done by Williams Quality Construction. License #: CBC1266564
Approved Denied
3. BRIDGEWOOD TH III - Jeff Gerstel- 2806 Bridgewood Dr
Replace pavers on 4 patios, change fence for golf cart, add electrical outlet for golf cart, build 10 feet patio behind home, remove landscaping and extend pavers to the curb. Work to be done by Jersey Pride Construction. License #: CGC1526747
Approved Denied
4. CHAPEL CREEK - James and Randi Deminno - 19386 Chapel Creek Dr
Repaint entire outside of home. Repair stucco on the outside. Benjamin Moore OC-149 Blanco Decorador and Decorator's White. Work to be done by RCI Painting. License #: U16498
Approved Denied

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5. PEPPERTREE II - Carey Rosen - 19720 Sawgrass Dr Unit 904
Remove and dispense existing pavers. For back patio, install standard concrete pavers, 30x10.
Work to be done by Paver Man License #: U22292
Approved Denied
6. PEPPERTREE II - Randy Shifrin - 19700 Sawgrass Dr Unit 1003
Install patio 310 sq ft. Titanium Catalina Grana pavers. Work to be done by The Pavin Maven.
License #: 2020124398
Approved Denied
7. BRIDGEWOOD TH III - Jeffrey Lesson - 2607 Bridgewood Dr
Installation of impact front entry full glass French door and sidelight. Bronze aluminum and clear privacy glass. Work to be done by Wright's Impact Window & Door. License #: CBC1262617
Approved Denied
8. WIND KEY - Sharon Eisenberg - 7751 Wind Key Dr
Widen driveway by approximately 2-3 feet using bricks available from sidewalk rehab. Work to be done by Mr. Paver. License #: U22222
Approved Denied
9. WATERS EDGE - Jeffrie Stern - 20109 Waters Edge Dr Unit 305
Removal of front old landscape and prep for artificial grass. Work to be done by JBF Lawn Maintenance Landscaping. License #: L23000406710
Approved Denied
10. CEDARWOOD - Lisa Hanges - 7703 Cedarwood Cir
Install outdoor kitchen and pergola on side patio. Work to be done by Arcadia Outdoor Inc.
License #: CBC1253775
Approved Denied
11. C/O MYRON GINSBERG - Akoya - 20155 Boca West Dr
Shed installation and painted with Sherwin Williams Extra White, Loxon XP Waterproofing Masonry Coating. Located in hidden grassy area next to the garage and compactor. To be erected and installed by Akoya Engineering Team.
Approved Denied
12. PLANTERS POINT - BMG Homes - 19564 Planters Point Dr
Replace existing roof with Bel Air Flat tile. Work to be done by Hercules Roofing LLC. License #: CCC1329622
Approved Denied
13. BRIDGEWOOD VILLAS - Karen Zobel and Robert Zobel - 301 Bridgewood Ct
Installation of impact glass double door, bronze frames and gray glass, windows, sliding glass doors, bronze frames and gray glass, and sliding glass doors to enclose patio, bronze frames and gray glass. Work to be done by Florida Storm Protection LLC Lic
Approved Denied
14. CEDARWOOD - Richard Stein - 7615 Cedarwood Cir
Installation of impact windows and front door. Work to be done by Luxury Windows. License #: SCC131152629
Approved Denied

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15. BAYWOOD - Jana and David Weiss - 19706 Bay Cove Dr
New Roof. Work to be done by Brad's Roofing Company. Inc. License #: CCC058077
Approved Denied
16. CYPRESS WALK - Mitch Taback - c/o Gloria Cardozo
New entrance sign. Work to be done by Budget Signs Design Group. License #: U12737
Approved Denied
17. MAHOGANY BEND - Manuel Vergara
Swimming pool remodel. Work to be done by Fort Pools Corp. License #: CPC1459533
Approved Denied
18. BRIDGEWOOD TH III - Karen Fishman - 2907 Bridgewood Dr
Installation of impact entry door, white, clear glass. Work to be done by Caner Impact
Windows & Doors. License #: CGC1530091
Approved Denied
19. PLANTERS POINT - Edward and Jodi Borash
Replace windows & doors. Work to be done by AK Construction. License #: CGC057505
Approved Denied
20. CEDAR GLEN - Shari Samberg - 19397 Cedar Glen Dr
New roof. Tile color, Barcelona 900 Boral West Lake. Work to be done by Best Choice Roofing.
License #: CCC058276
Approved Denied
21. WILLOW WOOD MR I - Robert & Robin Prizer - 6895 Willow Wood Dr Unit 1054
Installation of 2 impact sliding galss doors. Bronze frame and bronze laminated glass. Work to
be done by A Christian Glass. License #: SCC131151235
Approved Denied
22. WIND KEY - Joseph & Marsha Rubenstein - 7727 Wind Key Dr
New flat roof only. Work to be done by Brad's Roofing Company. License #: CCC058077
Approved Denied
23. PINELAKE - Debbie Caine - 3207 Bridgewood Dr
Installation of impact glass door, bronze frames and gray glass and windows/sliding glass
doors all bronze frames and gray glass. Work to be done by Florida Storm Protection. License
#: CGC1515827
Approved Denied
24. PEPPERTREE I - Isabel Kaston
Replacing front entrance door and side lite. Will match the community. Work to be done by
Armorvue Window & Door. License #: SCC131151529
Approved Denied
25. PEPPERTREE I - Jeff and Pearl Greenfield - 20000 Sawgrass Ln Unit 5001
Install new impact rated windows and doors, bronze frames and gray glass and enclose patio
area. Work to be done by Double Eagle Construction. License #: CGC055117
Approved Denied

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26. CLUBSIDE - Steve Spears - 21175-C Clubside Dr
Replace front door and impact windows. Work to be done by Palm Aluminum & Glass.
License #: CGC1525681 *Work completed prior to receiving BWMA approval. The Committee recommended \$100 fine.
Approved Denied
27. CLUBSIDE - Mel Young - 21199-A Clubside Dr
Replace existing windows and sliding glass doors with impact windows and sliding glass doors. Bronze frames and gray glass. A bronze muntin will be installed to maintain the village aesthetics. Work to be done by Coastline Impact Windows. License #: SCC131152820.
*Work completed prior to receiving BWMA approval. The Committee recommended \$100 fine.
Approved Denied
28. BAYWOOD - Carole Spring - 19557 Bayview Rd
Re roof. Work to be done by Brad's Roofing Company. License #: CCC058077
Approved Denied
29. WOODCREST - Eric and Jill Sacks - 7435 Woodmont Ct
Pool and patio remodel. Work to be done by Van Kirk & Sons. License #: CPC045956
Approved Denied
30. CEDAR GLEN - Bernard Backman - 19420 Cedar Glen Dr
Insect screen to be installed at edge of lanai. Work to be done by Premier Rollout Awnings & Screens. License #: CGC1521424
Approved Denied
31. PINELAKE - Pinelake Gates - c/o Rick Bonner, RMC
Gate installation for units: 3203, 3206, 3207, 3301, 3311, 3501, 3505, 3603, 3606, 3702, 3707, 3708. Work to be done by Union Fence of South Florida. License #: 07-F-13789X
Approved Denied
32. BRIDGEWOOD MRI - Scott & Dana Ball - 1714 Bridgewood Dr
Installation of impact windows and doors on patio. Bronze frames and bronze glass. Work to be done by A-Christian Glass. License #: SCC131151235
Approved Denied
33. WATERS EDGE - Dr. Howard Feig - 20011 Waters Edge Dr
Stationary generator and propane tank. Work to be done by Rack Electric. License #: EC13002600
Approved Denied
34. BRIDGEWOOD MRI - Bridgewood MRI - 1500, 1600, 1200
Installation of pavers at MRI entry doors. Work to be done by WB Pool Services. License #: CGC1507412
Approved Denied
35. WATERS REACH - Alan Keil - 19434 Waters Reach Ln Unit 402
Remove existing cedar shake roof and replace with Crown Windsor Shake tile in Birchwood. Work to be done by Nicotera Roofing. License #: CCC1327642
Approved Denied

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36. BRIDGEWOOD VILLAS - Stanley and Marsha Berg - 405 Bridgewood Ct
Install rear patio. Work to be done by Eagle Pavers. License #: CGC1525067
Approved Denied
37. BRIDGEWOOD VILLAS - Joel Lauterstein - 401 Bridgewood Ct
Resurface patio area with new tiles. Work to be done by Master Brick Pavers. License #:
Approved Denied
38. WIND KEY - Barbara Janower - 7723 Wind Key Dr
Re-roof existing sloped rile roof and flat roof systems. Work to be done by Palm Beach
Roofing. License #: CCC044005
Approved Denied
39. MAHOGANY BEND - Diane DeLuca - 7372 Mahogany Bend Ct
Driveway painting. Work to be done by Wall to Wall We Do It All. License #: CBC1259194
Approved Denied

Previous Petitions:

- PEPPERTREE III - Barry Beerman - 19530 Sawgrass Dr Unit 1502
Install a Mitsubishi Mini Split AC to service newly expanded patio. Work to be done by Cisco
Air. License #: CAC1816611
Approved Denied
- CLUBSIDE - Robin Mandel - 21168A Clubside Dr Unit A
Install a BBQ Pad. Work to be done by A Construction. License #: CGC1535189
Approved Denied
- WATERS EDGE - Cathy Hertzog - 20108 Waters Edge Dr Unit 602
Repaving of driveway, front walkway and rear of the house. Work to be done by Grand Stone
Pavers Inc. License #: 201255810
Approved Denied
- PEPPERTREE I - Diane P. Cohen - 19900 Sawgrass Ln Unit 5703
Installation of impact windows and doors. Bronze Frames and clear glass. Work to be done by
A-Christian Glass. License #: SCC131151235
Approved Denied
- C/O JOSE LEON - Lakewood MR Condo Assoc. - 6018 Lakeside Blvd
Building a gazebo structure for golf carts at building 500 and 600 parking lot and building 800
and 900 parking lot area. Work to be done by E's & B Concrete Design. License #:
CBC1268009
Approved Denied
- LAKWOOD GARDENS I - Lakewood Gardens I - c/o Howard Elias
Re-cover existing 2 golf cart storage areas with canvas. Work to be done by Delray Awnings.
License #: U16537
Approved Denied

LAKESIDE MRI - Herb Amster - 7738 Lakeside Blvd Unit 314
Patio enclosure at front of unit. Work to be done by Affordable Building Inspection LLC.
License #: H14165
Approved X Denied _____

Committee Discussion

Violations Review

The Committee reviewed the violations' list and added the following violations:

- Sabal Lake: Sheets line the balcony.
- 7696 Cedarwood Cir, Cedarwood: Fence Violation.
- 7710 Cedarwood Cir, Cedarwood: Unfinished Exterior Remodel.
- 21175C Clubside Dr, Clubside: Project completed prior to receiving approval.
- 21199A Clubside Dr, Clubside: Project completed prior to receiving approval.

With no further business to discuss, the meeting was adjourned at 10:15 A.M.

Date of the next meeting:



Steven Jonas
Chairman, Board of Directors

12/17/24

Date