



# BOCA WEST MASTER ASSOCIATION

## Architectural Control Committee Meeting Tuesday, December 17, 2024; 9:00 AM MINUTES

In attendance: Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Leslie Schneider, Eric Sacks, and Mark Dorfman. Sylvia Ravitz was absent (excused). 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 November 19, 2024 minutes were approved as written.

### Chairman's Review

- 19317 Sabal Lake Dr, Sabal Lake West: Alternatives for balcony privacy  
The committee agreed that the homeowner cannot hang sheets on the balcony for privacy. The homeowner can come to an agreement with the village for other options to have privacy on the balcony.
- No Construction Holidays: Clarification on janitorial/home cleaning/pool services  
The committee discussed the various holidays and agreed that this rule pertains only to exterior services. Exterior services can be scheduled either before or after the holidays.
- Lighting project update: Mr. Eustace is in negotiations with FPL Corporate to remove the light poles.
- Village Leadership Center: We are expected to take occupancy in February.
- Willow Wood patio enclosures: The Architectural Control Committee has been requesting a letter from a structural engineer. However, the letters confirm the building's integrity for that day not for the future. Mr. Schwebel advises that the patios were not intended to be enclosed. There is a lot of liability for all parties involved. Mr. Eustace suggested speaking with a structural engineer.

### 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. ARBOR LAKE - Arbor Lake - c/o Frank Tucci, Excel Mgt  
Paint building exterior, doors, window frames and stairs. Work to be done by Biscayne Painting Group. License #: CGC060549  
Approved  Denied
2. PEPPERTREE II - Kalmon Dolgin - 19810 Sawgrass Dr Unit 404  
Replacement/retrofit of 18 windows and 2 doors to impact. The frames are bronze and the glazing is gray. Work to be done by Armored Impact Windows & Doors. License #: CGC1512413  
Approved  Denied
3. LAKEWOOD MR II - Michael Mirotznik- 7768 Lakeside Blvd Unit 581  
Replace existing windows and doors with impact windows and doors. Work to be done by Coastline Impact Windows. License #: SCC131152820  
Approved  Denied

**ARCHITECTURAL CONTROL COMMITTEE  
TUESDAY, DECEMBER 17, 2024  
PAGE 2**

4. BRIDGEWOOD - Village of Bridgewood - c/o Archiane Lima  
Exterior improvement: New entrance sign. Work to be done by Budget Signs Design Corp.  
License #: U12737  
Approved  Denied
5. CYPRESS WALK - Scott Wachs - 6709 Woodbridge Dr  
Full roof replacement including five skylights. New concrete roof tiles Eagle Capistrano 3664  
Terracambra Rangle. Skylights clear storm resistant. Work to be done by Crest Roofing LLC.  
License #: CCC1326091  
Approved  Denied
6. LAKEWOOD MR III - Tami Lamb - 7835 Lakeside Blvd Unit 943  
Replace existing windows and doors with impact windows and doors. Bronze frames and gray  
glass. Work to be done by Coastline Impact Windows. License #: SCC131152820  
Approved  Denied
7. CEDARWOOD - Richard Stein - 7615 Cedarwood Cir  
Pergola installation. Work to be done by Southern Ornamentals & Fence. License #: 17-F-  
20927X  
Approved  Denied
8. THE POINTE - Stuart Ascher - 20559 Links Circle  
Remove and replace driveway. Same layout, no changes in footprint. Change in materials only.  
Work to be done by Florida Pool Brick and Tile Inc. License #: CPC 1460574  
Approved  Denied
9. FAIRWAY OAKS - Gary Spector - 20125 Fairfax Dr  
Install screen enclosure - bronze aluminum frames. Work to be done by Blue Coast Aluminum.  
License #:  
Approved  Denied
10. WATERS REACH - Arthur Greenspoon - 19489 Waters Court Unit 102  
Remove cedar shake and replace with Crown Windsor Shake Birchwood roofing tiles. Work to  
be done by Nicotera Roofing. License #: CCC1327642  
Approved  Denied
11. PEPPERTREE II - Craig and Nancy Marshall - 19700 Sawgrass Dr Unit 1002  
Install rear patio with pavers. Patio only to be a maximum of 10 ft wide from the building. Work  
to be done by Eagle Pavers. License #: CGC1525067  
Approved  Denied
12. WATERS BEND - Ira Jaffe - 19698 Waters Pond Ln  
Replace existing windows & doors with bronze impact windows & doors with bronze tint.  
Work to be done by Daval Construction. License #: CBC1253788  
Approved  Denied

**ARCHITECTURAL CONTROL COMMITTEE  
TUESDAY, DECEMBER 17, 2024  
PAGE 3**

13. LAUREL OAKS - Laurel Oaks - c/o Ed Rivera  
Replace front entrance doors on each of the three buildings. Doors will have glass inserts.  
Door frame will be similar to existing door. Work to be done by Steve Rubin License #:  
CGC1518190  
Approved\_\_\_ Denied \_\_X\_\_
14. WATERS REACH - Shirley Small - 19489 Waters Court Unit 105  
Remove cedar shake and replace with Crown Windsor Shake Birchwood roofing tiles. Work to  
be done by Nicotera Roofing. License #: CCC1327642  
Approved\_X\_\_ Denied \_\_\_\_\_
15. BAYWOOD - Henry and Cynthia Chalfin - 19496 Bayview Rd  
Room addition and windows/doors. Work to be done by AK Construction. License #:  
CGC057505  
Approved\_X\_\_ Denied \_\_\_\_\_
16. WILLOW WOOD MR I - Richard Scholsohn - 6875 Willow Wood Dr Unit 2012  
Homeowner Rescinded Petition. Installation of single hung windows, 1 storefront panel and 4  
sliding glass doors. Bronze frames and gray glass. Work to be done by Action Window. License  
#: SCC131152338  
RESCINDED PETITION ON 12/17/2024
17. MAHOGANY BEND CT - Robert & Susan Jerome 7323 Mahogany Bend Ct  
Replacement of roof. Work to be done by Top Tier Roofing. License #: CCC131772  
Approved\_X\_\_ Denied \_\_\_\_\_
18. BAYWOOD - Diane Schuman - 19532 Bay View Dr  
Remove and replace 3 sliding glass doors with impact product. Bronze frames and gray glass.  
Work to be done by Seascape Windows and Doors. License #: SCC131151745  
Approved\_X\_\_ Denied \_\_\_\_\_
19. BRIDGEWOOD TH III - Jeff Gerstel-2806 Bridgewood Dr  
Run a 220 line to parking spot for Tesla. Work to be done by Jersey Pride Construction.  
License #: CGC1526747  
Approved\_X\_\_ Denied \_\_\_\_\_
20. WATERS EDGE - Elliot and Tina Maltz - 20174 Waters Edge Dr Unit 905  
4x8 pavers. Walkway and driveway extension. Work to be done by Double Eagle Construction.  
License #: CGC055117  
Approved\_X\_\_ Denied \_\_\_\_\_

**PREVIOUS PETITIONS**

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 \_\_\_

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 \_\_\_X\_\_\_

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 \_\_\_

LAKEWOOD GARDENS III - Lakewood Gardens III c/o Harlan Rausch - 7671, 7709, 7747, 7773, 7809 Lakeside Blvd

Construct golf cart shed for 8 units near 7809 Lakeside Blvd. Work to be done by Keep Investing LLC. License #: CGC1533022

Approved\_\_\_ Denied \_\_\_

**Committee Discussion**

**Violations Review**

Mr. Jonas advised that he and Mr. Eustace noted several homes in The Cove that are in violation of the Hurricane Shutter Rule. Mrs. Martinez has added them to the Grievance Agenda.

- 20220 Boca West Dr Unit 504, The Cove
- 20220 Boca West Dr Unit 1101, The Cove
- 20220 Boca West Dr Unit 1003, The Cove
- 20220 Boca West Dr Unit 902, The Cove
- 7733 Wood Duck Dr, The Island

Dirty Roof Violations:

- 7454 Mahogany Bend Pl, Mahogany Bend
- 7564 Mahogany Bend Pl, Mahogany Bend
- 7111 Woodbridge Ct, Woodbridge
- 7095 Woodbridge Ct, Woodbridge

**With no further business to discuss, the meeting was adjourned at 11:00 A.M.**

Date of the next meeting: Tuesday, January 21, 2025



Steven Jonas  
Chairman, Board of Directors



Date