



BOCA WEST MASTER ASSOCIATION

Architectural Control Committee Meeting Tuesday, January 21, 2025 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. Mr. Schwebel made a motion to approve the December 17, 2024 meeting minutes and Mrs. Ravitz seconded. The motion passed unanimously, and the minutes were approved as written.

Chairman's Review

• 7035 Rain Forest Dr Unit D: Low Speed Vehicle

The committee discussed low speed vehicles. They are considered a legal vehicle as they are registered, have a plate, turn signals and seat belts. They only go 30 MPH and are not allowed on main roadways. They can be either gas or electrically powered. More members are opting for these vehicles. The committee agreed they cannot be used on the golf course due to the large tires. As with cars, they cannot be left covered in a parking spot.

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. LAUREL OAKS - Stephen and Nancy Weitzman - 20090 Boca West Dr Unit 325
Impact windows. Bronze frame and bronze tint. Work to be done by Blackwell Impact Windows. License #: SCC131153000
Approved Denied
2. LAUREL OAKS - Dennis Haber - 20100 Boca West Dr Unit 148
Hurricane impact windows. Work to be done by Double Eagle. License #: CGC055117
Approved Denied
3. BRIDGEWOOD TH I - Jack Schechter- 1102 Bridgewood Pl
Add an electric outlet in carport space and in front yard inside the gate. Work to be done by Metro Electric Service Inc. License #: EC13002723
Approved Denied
4. WILLOW WOOD GARDENS - Marc Anker - 6826 Willow Wood Dr Unit 704
Installation of hurricane impact windows/doors, bronze frames and gray glass. Work to be done by Hillstrom Construction Co. License # CGC150762
Approved Denied
5. WILLOW WOOD MR III - Miriam Ellbogen - 6805 Willow Wood Dr Unit 5072
Installation of 3 impact windows. Gray Glass and bronze frame. Work to be done by A-Christian Glass. License #: SCC131151235
Approved Denied

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6. CEDARWOOD - Lisa Hanges - 7703 Cedarwood Cir
Re-roof. Boral Flat Tile Espresso. Work to be done by Graboski Roofing. License #: CCC046936
Approved Denied

7. AKOYA - Akoya c/o Myron Ginsberg - 20155 Boca West Dr
Shed installation and paint exterior of shed. Work to be done by Juan Carrilo, chief engineer, KWPMC.
Approved Denied

8. PLANTERS POINT - Ronald Prague - 19504 Planters Point Dr
Install 24 KW generator on pre fabricated slab with line to LP tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied

9. WOODCREST - Sherry Zimet & Randi Schnee - 7399 Woodmont Ct
Widen driveway by three feet with matching pavers. Work to be done by The Paving Mavin. License #: 92078945
Approved Denied

10. CHARTER CAY - Bobbi Berlin and Wallace Aptman - 19867 Planters Blvd Apt A
Installation of 2 impact windows and 1 impact front entry door. Work to be done by A-Christian Glass. License #: SCC131151235
Approved Denied

11. WOODBRIDGE - William Eisenberg - 7185 Woodbridge Circle
Replacement of front doors. Bronze frames and clear glass. Work to be done by Custom Door Shop. License #: SCC131152939
Approved Denied

12. BRIDGEWOOD TH III - Jeff Gerstel - 2806 Bridgewood Dr
Replace four sliding doors, front door and windows to impact glass. Bronze frames and clear glass. Work to be done by Jersey Pride Construction. License #: CCC1526747
Approved Denied

13. WOODBRIDGE - Tommy & Bobbie Leflein - 7095 Woodbridge Court
Exterior renovations: new roof and front and back elevations. Work to be done by Blue Line Builders. License #: CGC032837
Approved Denied

14. LAKEWOOD MR III - Jeff Morgenstern - 7819 Lakeside Blvd Unit 855
Replace existing windows and doors with impact resistant windows and doors. Bronze frames and grey glass. Work to be done by Coastline Impact Windows. License #: ACC131152820
Approved Denied

15. QUAIL HOLLOW - Helen Frank - 19753 Boca West Dr
Installation of chair lift. Work to be done by Mobility Plus. Florida License.
Approved Denied

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16. WATERS EDGE - Waters Edge - c/o Tony Dali
Painting Community. BM 1599 and BM OC-65. Work to be done by RCI Painting. License #: U-16498
Approved Denied
17. FAIRWAY OAKS - Gary Spector - 20125 Fairfax Dr
Extend driveway about 10 feet lined up with walkway. Work to be done by Paver Man.
License #: U-22292
Approved Denied
18. PEPPERTREE II - Louis and Susan Janowitz - 19820 Sawgrass Dr Unit 3802
Install impact front door. Work to be done by Abbot Construction Inc. License #: CGC1517290
Approved Denied
19. BAYWOOD - Bruce and Linda Gottlieb - 19736 Bay Cove Dr
Install a retractable awning. Silica Dune fabric. Work to be done by Premier Rollout Awning.
License #: CGC1521424
Approved Denied
20. PEPPERTREE I - Gregory Kallen - 19920 Sawgrass Ct Unit 5501
Installation of impact windows and doors. Bronze frames and gray glass. Work to be done by Florida Storm Protection Unlimited, LLC. License #: CGC1515827
Approved Denied
21. OAKBROOK - Joyce Burich-Andrews - 19808 Oakbrook Cir
Install one impact sliding glass door with white aluminum frame and clear glass. Work to be done by Florida Window & Door. License #: CGC1509450
Approved Denied
22. CEDARWOOD - Marc and Linda Fishman - 7620 Cedarwood Circle
Replace wooden pergola with aluminum pergola with solid roof. Work to be done by Southern Ornamental. License #: 17-F-20927-X
Approved Denied
23. BRIDGEWOOD TH III - Jeffrey and Candice Stark - 2706 Bridgewood Cir
Replace front part of privacy fence with GLF 6' to allow golf cart to enter privacy
Approved Denied
24. BRIDGEWOOD VILLAS - Robert Zobel - 301 Bridgewood Ct
Removal of old pavers and install new pavers on patio back and side and front walk. Work to be done by The Pavin Maven. License #: P19000065769
Approved Denied
25. BRIDGEWOOD VILLAS - Nikki Nedbor - 101 Bridgewood Ct
Enclose screen patio, replacing windows and doors. Work to be done by Overfelt Construction. License #: CGC1506800
Approved Denied

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26. MAHOGANY BEND - Robert Levy - 7548 Mahogany Bend Pl
Re-roof. 4679 Light Gray Range. Work to be done by Palm Beach Roofing. License #: CCC044005
Approved Denied
27. CYPRESS WALK - Scott Wachs - 6709 Woodbridge
Replacement of all existing windows and doors with impact glass. Bronze frames and clear glass. Work to be done by Blackwell Windows. License #: SCC131153000
Approved Denied
28. CYPRESS WALK - Scott Wachs - 6709 Woodbridge
Replacement of existing screen with aluminum fence. Work to be done by Bulldog Fence. License #: 2022148093
Approved Denied
29. FAIRWAY POINT II - Abel Mojica - 20320 Fairway Oaks Dr Unit 323
Impact windows and doors. Bronze frames and gray glass. Work to be done by ROC Property Developers. License #: CGC 1506335
Approved Denied
30. BRIDGEWOOD MR II - Steve and Lori Raichilson - 1861 Bridgewood Dr
Install new PGT impact windows in the kitchen and patio area enclosing the patio into AC living space. Sliding door will be bronze frames and bronze glass. Work to be done by General Glass & Windows. License #: U184914
Approved Denied
31. PINELAKE - Joseph & Kristine Casali - 3202 Bridgewood Dr
Gate installation for unit 3202. Work to be done by Union Fence of South Florida. License #: 07-F-13789X
Approved Denied
32. MAHOGANY BEND - Elizabeth Pensler - 7387 Mahogany Bend Ct
Exterior painting using Grey by Sherwin Williams. Work to be done by Double Eagle Construction Group. License #: CGC055117
Approved Denied
33. WOODCREST - Sari Salinas - 7465 Bondsberry Ct
Installation of impact windows and doors. Bronze frames and clear and gray glass. Work to be done by A-Christian Glass. License #: SCC1311512350
Approved Denied

Previous Petition

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 X 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 X Denied

Committee Discussion

Violations Review

- The last unit on the right in The Cove still has hurricane shutters deployed. Mrs. Martinez will follow up with Mr. Eustace.
- 7786 Lakeside Blvd Unit 652: Mrs. Martinez will follow up with the permit.
- 19442 Island Court Dr: Mrs. Martinez will follow up with the permit.
- 7432 Rexford Rd: Send a letter notifying the transponder will be suspended. Shutters are deployed.
- 19317 Sabal Lake Dr: The committee discussed other options for privacy such as screens that can be removed.
- 7696 Cedarwood Cir: The homeowners are working with the Cedarwood Board to bring their fence into compliance.
- Sabal Lake West has broken rungs on their patios. Mrs. Martinez will notify the property manager and the village president.

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

Date of the next meeting: Tuesday, February 18, 2025 @ 9:00 A.M.



Steven Jonas
Chairman, Board of Directors

2/18/25

Date