



BOCA WEST MASTER ASSOCIATION

Architectural Control Committee Meeting Tuesday, March 18, 2025 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. 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. Jonas made a motion to approve the February 18, 2025 meeting minutes. Mr. Schwebel seconded the motion. The committee unanimously agreed and the motion was carried.

Chairman's Review

- Hurricane Shutter Rule: 20220 Boca West Dr Unit 803 – Homeowner was asking to make an exception to the rule. Mr. Jonas advised that there are no exceptions.
- Lakewood MR Patio Enclosures: Structural Engineer Reports
The committee discussed that the villages need to hire an engineer to conduct a structural load report for the entire building. Will need to speak with legal counsel about prohibiting future enclosures. Mr. Eustace will meet with Mr. Jose Leon, Lakewood property manager to discuss units 581 and 842.
 - 7768 Lakeside Blvd Unit 581
 - 7819 Lakeside Blvd Unit 842
 - 7802 Lakeside Blvd Unit 765- Approved
- Bridgewood/Pinelake Golf Cart Parking: The committee wants the villages to build golf cart storage structures. For those units who have fenced in the patio to store their golf carts, they may be grandfathered.
- Low Speed Vehicles: Information is in the Architectural Control Guidelines.
- March 25, 2025 Educational Session: Architectural Control: Mr Jonas invited the committee to attend.

New Business:

1. PEPPERTREE I - Diane Cohen - 19900 Sawgrass Ln Unit 5703

Previously approved for windows with clear glass on 10/23/2024. Submitted a change request for gray glass. Work to be done by same company: A-Christian Glass. License #: SCC131151235
Approved ☒ Denied ☐

2. CHARTER CAY - Steve Resnick and Michelle Ormont - 19867 D Planters Blvd

Install 8x10 patio. Work to be done by ML Designer Landscape & Maintenance. License #: 2021141482
Approved ☒ Denied ☐

3. CYPRESS WALK - David Bacharach - 6778 Woodbridge Dr

Install windows and doors bronze frames and gray glass. Work to be done by Florida Storm Protection Unlimited. License #: CGC1515827

Approved ☒ Denied ☐

4. CEDAR GLEN - Mark Kaufer - 19405 Cedar Glen Dr

Install 22kw generator on the pre fab slab with line to the LP tank. Work to be done by Reliable Power Systems. License #: EC13005984 and LI28455

Approved ☒ Denied ☐

5. ISLAND COURT - Mitchell Bregman - 19539 Island Court Dr

Remove old generator and install new generator 26 kw. Install 500 gallon LP gas tank. Work to be done by Southern Coast Services. License #: EC13008709

Approved ☒ Denied ☐

6. WATERS REACH - Lynn and George Chapkin - 19389 Waters Reach Tril Unit 1102

Widen walkway 2 ft by front door using same bricks. Widen driveway using same bricks.

Front porch 100 sq ft, same brick. Napoli Brick. Work to be done by The Paven Mavin. License #: 202124398

Approved ☒ Denied ☐

7. THE COVE - Bruce Rosen - 20220 Boca West Dr Unit 1904

Enclose patio with impact glass and replace seeral windows with impact windows. Work to be done by BNT Impact. License #: SCC131151154

Approved ☒ Denied ☐

8. CHARTER CAY - Steven and Jody Saks - 19873 Planters Blvd Unit C

Replace all exterior windows and doors. Gray glass and bronze frames. Work to be done by CE Customs LLC. License #:CBC1267867

Approved ☒ Denied ☐

9. CYPRESS WALK - Brian Stein - 6713 Woodbridge Dr

Move three palm trees that are too close to the cage 5 feet. Work to be done by Covenant Landscape Mgt. License #: 201579108

Approved ☒ Denied ☐

10. FAIRWAY PT - Fairway Pt Common Facilities - 20320 Fairway Oaks Dr

Remove and relay concrete walk way behind buildings 1&3. Work to be done by MA Construction Group. License #: CGC1520962

Approved ☒ Denied ☐

11. CEDAR GLEN - Les Kalmus - 19452 Cedar Glen Dr

Install 22KW generator with loine and connection to 500 gallon LP tank. Work to be done by Just Call Reliable. License #: EC13005984

Approved ☒ Denied ☐

12. BAYWOOD - Henry Chalfin - 19496 Bayview

Pool to be installed in back of home. Work to be done by Sun Solar Pools & Spas. License #: CPC1458412

Approved ☒ Denied ☐

- 13. GARDENS OF LAKEWOOD II - Mark Weingarden - 7776 Lakeside Blvd Unit 502G**
Install electric car charger at Board approved location after landscaping improvement. Work to be done by G O'Brien Construction. License #: CGC054380
Approved ☒ Denied ☐
- 14. WEDGEWOOD - Wendy Webber - 7575 Rexford Rd**
Installing windows and doors in the house and cabana. Bronze frames and gray glass. Eliminate triangle clerestory window in back of house. Work to be done by Florida Storm Protection. License #: CGC1515827
Approved ☒ Denied ☐
- 15. LAUREL OAKS - Bernard & Carol Cohen - 20110 Boca West Dr Unit 231**
Installation of accordions to the enclose balcony in the color bronze. Work to be done by Folding Shutter Corporation. License #: SCC131151041
Approved ☒ Denied ☐
- 16. WOODCREST - Helene Shaevitz - 7416 Bondsberry Ct**
Installation of motorized retractable awning on back of home. Work to be done by Southeast Awnings and Screens. License #: L23000148295
Approved ☒ Denied ☐
- 17. BRIDGEWOOD TH I - Martin Caffrey - 807 Bridgewood Pl**
Entry door and sliding glass doors. Bronze frames and clear glass. Work to be done by Blackwell Impact Windows. License #: ACC131153000
Approved ☒ Denied ☐
- 18. OAKBROOK - Jill Naviasky - 19683 Oakbrook Cir**
Change Form: Move the rear wall in the great room back 8'-6", new window configurations, relocated pool equipment, outdoor shower was added, 3ft concrete eyebrow was added over the sliding glass doors on the second floor. Work to be done by NCH. License #
Approved ☒ Denied ☐
- 19. WILLOW WOOD GARDENS - Janice Gates - 6774 Willow Wood Dr Unit 1106**
Add an electric outlet to charge a motor vehicle or golf cart. Work to be done by SLJ Electric Inc. License #: EC13008503
Approved ☒ Denied ☐

Previous Petitions

LAKEWOOD MR III – Stuart Shilling – 7819 Lakeside Blvd Unit 842

Replace existing windows and doors with impact windows and doors. Work to be done by Coastline Impact Windows. License #: SCC131152820.

Approved____Denied__X__

LAKEWOOD MR IV - Lori Post

Enclose 1/2 balcony off primary bedroom and enclose screened area off kitchen/dining areas. Work to be done by Diversified Aluminum Shutters. License #: 07BS01181

Approved__X__ Denied ____

WOODBIDGE - Robyn Mohr - 20507 Woodbridge Dr

Addition, new roof, widen garage, front elevation, windows & doors and exterior painting. Work to be done by Double Eagle Construction Group. License #: CGC055117

Approved__X__ Denied ____

FAIRWAY OAKS - Aaron Martin 20172 Northcote Dr

Renovation of existing swimming pool and patio floor. Work to be done by JMC Pools. License #: 200816964

Approved__X__ Denied ____

The committee reviewed the violations.

With no further business to discuss, the meeting was adjourned at 10:00 A.M.

Date of the next meeting: April 15, 2025 @ 9:00 AM.



Steven Jonas
Chairman, Board of Directors

4/15/25

Date

Architectural Control Violation

Name	Address	Village	Violation	Update	Fine
Barry Beerman	19530 Sawgrass Dr Unit 1502	Peppertree III	Permit closed for windows/doors and AC unit/ Permit is in process for AC	Barry working with AC and PBC; provides updates on a weekly basis	Project is complete. Send violation release letter.
Elliot Horowitz	19442 Island Ct Dr	Island Ct	60 day beginning 10/18/2024 waiting on Certificate of Completion	Per permit site, no inspection needed	03/14/2025 Sent fine collection letter
Edward Blumenfeld	7432 Rexford Rd	Wedgewood	Hurricane Shutter violation	Sent Proposed Imposition of Fines Letter	\$75 per day
Mark & Joann Kaylin	7710 Cedarwood Cir	Cedarwood	Exterior home remodel stalled		\$75 Per Day
Carl Tinkelman	7111 Woodbridge Ct	Woodbridge	Dirty Roof	Having Roof cleaned 3/19/2025	Roof was cleaned. Send Violation release letter.
Jay Schneier	19309 Sabal Lake Dr	Sabal Lake West	Broken Spindles	Sent warning letter	\$75 per day/ BWMA to fix
Helene Shaevitiz	7416 Bondsberry Ct	Woodcrest	Unapproved awning	Sent warning letter	\$100 Fine
Barbara Grayson	7569 Cedarwood Cir	Cedarwood	Unregistered vehicle	Sending proposed imposition of fines letter	\$75 per day
Geraldine Frank	19660 Sawgrass Dr Unit 1203	Peppertree III	Hurricane shutters deployed	Sent warning letter	\$75 per day
William Eisenberg	7185 Woodbridge Cir	Woodbridge	Unapproved installation of windows/doors	Sent warning letter and ACC guidelines	\$75 per day
Arnold Rosenfeld	19890 Planters Blvd C	Charter Cay	Unapproved installation of windows/doors	Sent warning letter and ACC Guidelines	\$75 per day