



BOCA WEST MASTER ASSOCIATION

Architectural Control Committee Meeting Tuesday, April 15, 2025 9:00 AM MINUTES

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Leslie Schneider, Stacey Cohen and Lisa Yarnell. Sylvia Ravitz and Eric Sacks were absent. Michael Eustace, Executive Director, was also in attendance.

Dr. Jonas called the meeting to order at 9:00 A.M. and established a quorum. The March 18, 2025 minutes were approved as written.

Chairman's Review

- Dr. Jonas welcomed the committee and introductions were made.
- Dr. Jonas advised that Ms. Cohen and Mrs. Yarnell will be monitoring projects to make sure they are adhering to the approved guidelines.
- 19442 Island Court Dr: \$250 fine
- Worker's Compensation: If general contractors do not have COI, they will need to provide proof of insurance for all subcontractors. The committee discussed proper procedure and what are acceptable COIs.

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. ISLAND COURT - Karen and Bruce Temkin - 19466 Island Court Dr
Enclose Atrium. Work to be done by G. Reis Painting Inc. License #: CC999159
Approved___ Denied __X__
2. CEDARWOOD - Fernando Cortes dba Suba Inc - 7543 Cedarwood Cir
Replace existing windows & doors with bronze frames and clear impact glass. Work to be done by Monster Construction Inc. License #: CBC1256533
Approved_X_ Denied ____
3. SABAL LAKE - Sabal Lake c/o Robin Pearl- c/o Frank Tucci
Installation of impact solid door, 6 panels, fixed window and sidelite for homes: 19369 #5038; 19365 #5036; 19409 #5017; 19255 #5102; 19377 #5021; 19389 #5027; 19343 #5043; 19243 #5108; 19251 #5104; 19253 #5101; 19241 #5107; 19385 #5025; 19189 #5143; 19403 #5014
Approved__X_ Denied ____
4. WOODCREST - Myron Katz - 7459 Bondsberry Ct
Remove main sliders in main bedroom and replace front door & side panel w/ same size and one small stationary window in main bedroom. Work to be done by Home Depot. License #: CGC022831
Approved_X_ Denied ____

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5. OAKBROOK - Debra Kramer - 19657 Oakbrook Ct
Install standby generator with hook up to existing line. Work to be done by Reliable Power Systems. License #: EC-13005984
Approved Denied
6. CEDARWOOD - Carol and Gary Berkowitz - 7696 Cedarwood Cir
Install 45 ft of 4' high aluminus bronze fence. Work to be done by Southern Ornamental Fence. License #: CRC016587
Approved Denied
7. WATERS EDGE - Anita Klawans - 20065 Waters Edge Dr Unit 103
New pavers in driveway. No change in dimension. Work to be done by Grand Stone Pavers Inc. License #: 201255810
Approved Denied
8. WATERS EDGE - Jeanne Green - 20086 Waters Edge Dr
Replace and widen driveway. Work to be done by Grand Stone Pavers. License #: 201255810
Approved Denied
9. CEDARWOOD - Ronald Gunn - 7704 Cedarwood Cir
Intallation of generator and tank. Work to be done by Generator Supercenter. License #: EC13010145
Approved Denied
10. CEDARWOOD - Rhea Goldman - 7531 Cedarwood Cir
Fence at back of house near golfcourse and side fence replacement. Work to be done by United Fence of South Florida. License #: 07-F-13789-X
Approved Denied
11. LAKEWOOD GARDENS III - Lakewood Gardens III - c/o Harlan Rausch
Mill and paving of community. Work to be done by Five Star Sealing & Paving. License #: U18830
Approved Denied
12. CEDAR GLEN - Eric Raskin - 19444 Cedar Glen Dr
Install 26 kw generator with line and connection to 500 gallon tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied
13. BAYWOOD - Leon Solomon - 19538 Bayview Rd
Garage door replacement. Work to be done by Integrity Garage Door. License #: CGC1536294
Approved Denied
14. PEPPERTREE III - Laura Friedman - 19600 Sawgrass Cir Unit 2601
Installation of whole house generator and propane tank. Work to be done by Rack Electric. License #: EC13002600
Approved Denied

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15. WATERS EDGE - Michael Feller - 20109 Waters Edge Dr Unit 303
All windows and doors replacement with hurricane impact doors and windows. Work to be done by A Construction US Inc. License #: CGC1535189
Approved Denied
16. WATERS EDGE - Michael Feller - 20109 Waters Edge Dr Unit 303
Pavers on the back of the house. 6-8". Work to be done by A Construction US Inc. License #: CGC1535189
Approved Denied
17. PEPPERTREE I - Judith Retchin and Elyse Wander - 20060 Sawgrass Ln Unit 4702
Replace Mexican tile walk way with pavers and replace four walkway lights. Same footprint as current walkway. Work to be done by Eagle Pavers. License #: CGC152067
Approved Denied
18. FAIRWAY OAKS - Marjorie Levin - 20166 Northcote Dr
Install new impact windows & doors with bronze frames and clear glass. Work to be done by STS Impact Windows & Doors. License #: CGC1515751
Approved Denied
19. PEPPERTREE I - Gail Ponzek - 19930 Sawgrass Ct Unit 5403
Change pavers in front. Replace aged out plantings with new cohesive tropical plantings. Work to be done by Earth & Turf Landscape License #: 199604313 and Hardscape Design License #: U-22620
Approved Denied
20. CEDAR GLEN - Joel Kotick - 19340 Cedar Glenn Dr
Install fence. Work to be done by Southern Ornamentals & Fence LLC. License #: 17-F-20927-X
Approved Denied
21. PEPPERTREE III - Phyllis & Julie Waltzer - 19730 Sawgrass Dr Unit 3402
Change awning fabric to Hogaus Sparrow. Work to be done by Premier Rollout Awnings. License #: CGC1521424
Approved Denied
22. BAYWOOD - Paula Brovender - 19484 Bayview Rd
Re-roof tile and flat roof. Work to be done by Rooftec Corporation. License #: CCC1336173
Approved Denied
23. BAYWOOD - Henry Chalfin - 19496 Bayview Rd
Install 24kw generator connected to 500 G LP tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied
24. FAIRWAY OAKS - Seth Kates - 20130 North Cote Dr
Installation of storm/hurricane windows and door. Work to be done by
Approved Denied

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25. CYPRESS POINT - Rachel Tanowitz - 20539 Linksview Way
Installation of impact windows and doors. Using bronze frames on all and gray glass. Work to be done by A-Christian Glass. License #: SCC131151235
Approved Denied
26. FAIRWAY OAKS - Aaron Martin - 20172 Northcote Dr
Installation of a motorized retractable awning. Work to be done by Southeast Awning and Screens. License #: 92-3300365
Approved Denied
27. PINELAKE - Susan Pomeranz - 3502 Bridgewood Dr
Part of the Pinelake Gate Installation Project. Install one double drive gate. Work to be done by Union Fence of South Florida. License #: 07-F-13789X
Approved Denied
28. ARBOR LAKE - Arbor Lake c/o Frank Tucci - Arbor Lake
Exterior painting change of contractor. Originally approved 12/17/2024. New contractor is RCI Painting. License #:
Approved Denied
29. BAYWOOD - Steve Silverman - 19539 Bayview Rd
Change to renovation. Widen the room above the garage to the width of the garage. Work to be done by IA Construction Services. License #: CGC1528531
Approved Denied
30. LAKEWOOD MR I - Bari Swartz - 7738 Lakeside Blvd Unit 311
Replace existing windows and doors with impact windows and doors. Bronze frames and gray glass. Work to be done by Coastline Impact Windows. License #: SCC 131152820
Approved Denied
31. WIND KEY - Gail Steinberg - 7838 Wind Key Dr
Roof replacement. Tile: Boral Barcelona 900 Barrel. Color Burnt Chestnut. Work to be done by 123 Roofs. License #: CCC1331783
Approved Denied
32. WOODBRIDGE - William Eisenberg - 7185 Woodbridge Cir
Replace 2 sliding glass doors and two window inserts to match existing doors and windows. Work done by Steve Rubin Luxury Homes LLC. License #: CAC15158190
Approved Denied
33. WOODCREST - Sherry Zimet - 7399 Woodmont Ct
Installation of standby generator, automatic transfer switch and 500 g underground propane tank. Work to be done by Personalized Power Systems. License #: EC13001850, LI21953 and LQ21405
Approved Denied

34. PINELAKE - W. David McConnell - 3810 Bridgewood Dr
Replacing/Installing impact windows and 4 impact sliding glass doors. Aluminum bronze frames and gray tint glass. . One impact fiberglass flush door with sidelight. Frosted white Blanca Privacy Glass. Work to be done by Statewide Windows & Doors. License #: SCC131152265
Approved Denied
35. THE POINTE - Karen and Steven Honig - 20583 Linksvie Cir
Wood fence to be replaced with vinyl fence. Fence to be placed on Limited Access Easement. Work to be done by Superior Fence & Rail Inc. License #: U22588
Approved Denied
36. WOODCREST - Kenneth Kanter - 7351 Woodmont Ct
Remove stone walls, existing fiber glass post and all pavers and some plantings. Replace with new pool of same dimension and new pavers and plantings. Work to be done by Sun Solar Pools & Spas Inc. License #: CRC1330356
Approved Denied
37. CLUBSIDE - Steven Spears - 21175 Clubside Dr Unit C
Propane BBQ to be located at side of townhouse onto two concrete patio stones for stability and keeping BBQ level. Work to be done by homeowner.
Approved Denied
38. WATERS REACH - Brenda Cohen - 19425 Waters Reach Tr Unit 904
Remove existing cedar shake roof and replace with concrete tile. Work to be done by Nicotera Roofing. License #: CCC1327642
Approved Denied
39. WATERS REACH - Donald Moskin - 19434 Waters Reach Ln Unit 401
Removing existing cedar shake roof and replace with concrete tile. Work to be done by Nicotera Roofing. License #: CCC1327642
Approved Denied
40. CYPRESS POINT - Paul and Zelda Silver - 20474 Linksvie Dr
Single story addition to existing home. Finishes, color, roof windows to match existing and to conform with the neighborhood. Work to be done by BMG Homes. License #: CBC1263798
Approved Denied
41. LAKEWOOD MR II - Michael Osit - 7768 Lakeside Blvd Unit 536
New impact sliding glass doors, 2 new impact windows, exact switchout. Work to be done by Level Group Developers. License #: CGC1531734
Approved Denied
42. PINELAKE - National Homebuilding & Remodeling Corp - 3402 Bridgewood Dr
Hurricane impact window and door installation with bronze frames and gray glass. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827
Approved Denied

Previous Petitions

THE COVE - Bruce Rosen - 20220 Boca West Dr Unit 1904
Enclose patio with impact glass and replace several windows with impact windows. Work to be done by BNT Impact. License #: SCC131151154
Approved X Denied

CEDARWOOD - Lauren Martinez - 7627 Cedarwood Cir
HOLD PETITION: New windows, fence between driveway and pool, new egress window in master bedroom. Work to be done by Level Group Developers. License #: CGC1531734 PER BWMA: THE HOLE IN THE COMMON WALL MUST BE REPAIRED
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

Committee Discussion

Violations Review

Ms. Cohen will check an unfinished roof in Woodbridge.
There is a home in Mahogany Bend that has been under construction.
Mr. Koval reported a home in Woodbridge is in need of power washing.

With no further business to discuss, the meeting was adjourned at 10:30 A.M.

Date of the next meeting: Tuesday, May 20, 2025 @ 9:00 A.M.



Dr. Steven Jonas
Chairman, Board of Directors

5/20/25

Date