



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, April 23, 2025

2:00 P.M.

Minutes

In attendance: Danny Bejarano, Dr. Steven Jonas, Liz Rome, Ronnie Pollard, Michael Halpern, Alan Schwartz and Ruth Molina. Lisa Furman was also in attendance. Michael Eustace, Executive Director, was also present.

Guest: Steve Roth, BWCC.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the March 27, 2025 Board minutes and Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano welcomed the board to the first meeting in the new conference room. Security will now have the ability to better service our residents. Mr. Bejarano was approached by a couple of residents inquiring about renting office space to work remotely and he is considering developing two of the previous administration offices to provide this service.

Mr. Bejarano gave a brief update on the meeting with the Community Advisory Committee.

The May board meeting will be held at 1:00 PM to accommodate the Club's Leadership meeting on Wednesday, May 21st which begins at 2:00 PM.

Committee Chair Reports

Architectural Control

Dr. Jonas reported that there are more issues with incomplete petitions that are missing permits and the proper Worker's Compensation insurance coverage. The committee is also being asked to act as a referee due to residents misinterpreting the guidelines. These issues should be resolved at the village level. He informed Mrs. Rome that he would like to host another educational session at the beginning of next season.

Dr. Jonas made a motion to add to the Architectural Control Guidelines that the committee will no longer accept Worker's Compensation Exemption Certificates. General contractors or vendors who do not carry Worker's Compensation insurance must provide a list of the sub-contractor's names and their Worker's Compensation insurance. If the sub-contractors change during the course of the project, the Worker's Compensation must be submitted for each new contractor. The Board discussed the motion. Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried.

Finance & Insurance

Mr. Halpern reported that he assigned the members to a sub-committee to review the financials and will be changing the format, so they are easier to read and allow for more transparency.

One committee member works for Sprague Energy and is investigating the cost effectiveness of a joint fuel purchasing agreement between the Master Association and the Country Club. Mr. Halpern and Mr. Levy met with the Country Club, and they are receptive to the idea. Mr. Levy will do an analysis and will present it to the Boards. Any savings will be allotted to the respective entities. This will be the first step in having more coordination with the Country Club.

Communications & Education

Mrs. Rome reported that the committee will be hosting the first Village Presidents' Roundtable tomorrow.

The committee will be meeting next week and will be finishing the Welcome Book which will be electronically distributed to the residents and will be posted on our website. The website is updated with all the information from past educational sessions. Templates have been created for the recurring eblasts announcements.

Safety & Security

Mr. Schwartz reported that the pedestrian signs have been removed from the crosswalks. Next week three stop sign cameras will be strategically installed to demo the collection of data and evaluate the company's software and resident driving patterns to obtain a proper quote. The company, Stop Signs for Kids, works with municipalities and we will be their first community. They also monitor crosswalks.

Mr. Schwartz reported that there are a lot of issues with golf carts and the committee is working on addressing those issues to increase golf cart safety.

Mr. Schwartz reported that traffic violations by vendors also continue to be a concern and is working on creating a preferred vendor's program.

He reported that Mr. Wasloff, Security Administrator, has started working on cleaning up the permanent guest lists for all residents and property managers. A temporary staff member will be hired to assist with the project.

Mr. Schwartz explained his concern about inappropriate behavior of residents towards Master Association employees. Mr. Bejarano welcomed the committee to come forward with a recommendation. Mr. Roth advised that the Club is also willing to work with the Master Association.

Special Projects

Dr. Jonas reported that the new lighting system has electric and the lights are "on". The light distribution is much better than the old FPL poles. The cost associated with the project is under budget. He will share the report once the final numbers have been received. Ms. Furman is investigating how FPL arrived at the removal cost. FPL has two tariffs; one based on sodium lighting and the other based on LED lighting. The old lights are sodium.

Landscape & Maintenance

Mrs. Pollard reported that the next meeting will be on May 13 and the committee will take a tour to learn about the Bertha pumps and the landscape facility.

The Landscape Dept is continuing the sod replacement, trimming the hedges along Yamato and Glades and maintaining the median beds. They completed the landscaping in front of the new building.

Mrs. Pollard reported that the Master Association owns the land along the wall by The Pointe where the Ficus hedges died. The committee will look at the area as part of the tour to see what can be done. The Pointe has cleaned the wall and we negotiated a deal to pay \$3,800 for the sod only.

Mrs. Pollard received a phone call from a resident requesting to have more benches placed around Boca West Dr. The Board discussed the request and decided against placing benches along the roadside.

Grievance

Mr. Bejarano made a motion to accept the levy of fines and suspensions as presented. Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried.

Strategic Planning

Mrs. Molina reported that the committee has two new members. Judith Burke is a real estate attorney, and she is taking on the task of looking for a lobbyist who can be a strong advocate for Boca West with the FLDOT, county and state. Mr. Adam Schneider will be taking on the task of investigating how best to post the Renter Renovation Program on the website.

Mrs. Molina reported that she met with Dr. Jonas and Mr. Halpern to prioritize the 1-3-5 capital expenditures. The big issue is the condition of the roads and the bike paths. The Maintenance Facility needs to be brought up to code and there is an opportunity to provide some income to mitigate those costs.

Mrs. Molina reported that Mr. Rashkin and Mr. Savage are finalizing the EV charging stations contract with Optimist. Optimist submitted a proposal with two options. Mrs. Molina explained the two options. The Board discussed the options. Mrs. Molina will confirm the location in the Tot Lot for the chargers.

Mrs. Molina advised that she would like to install an ATM machine near the Tot Lot as it could make a little bit of income. She asked the Board to take some time to consider this proposal.

Legal

There was no business to report.

The Board discussed the idea of appointing an Ombudsman.

Executive Director's Report

Mr. Eustace reported that the staff is getting up to speed after moving into the new office.

General Good & Welfare

There was no good and welfare.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:23 P.M.

Next Meeting Date: Wednesday, May 21, 2025 @ 1:00 PM.

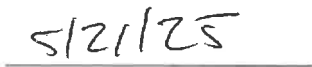
Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary



Date