



BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting
Tuesday, May 20, 2025
9:00 AM**

Minutes

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

Dr. Jonas called the meeting to order at 9:00 A.M. and established a quorum. The April 15, 2025 minutes were approved as written.

Chairman's Review

- **Workers Compensation Exemption:** Dr. Jonas reported that he, Mr. Eustace and Mrs. Martinez met with our insurance broker and given that FL allows for Worker's Compensation Exemption, the responsibility falls on the homeowner. There are too many variables involved in verifying sub-contractors' exemption at project sites. Mr. Eustace is working with our counsel to draft a homeowner's indemnity clause. There will be an ACC educational seminar in the fall and the property managers will be invited.
- **Clean Roof Project:** Mrs. Martinez will send the clean roof eblast to the village presidents and property managers. Mrs. Yarnell will inspect the roofs in Boca West.
- **Hurricane Shutters Deployment:** Shutters can be deployed from June 1 through November 30.

New Business:

1. PEPPERTREE II - Howard Borress - 19730 Sawgrass Dr Unit 3403

Outside retractable awning. Work to be done by Premier Rollout Awning. License #: CGC1521424

Approved Denied _____

2. WATERS EDGE - Ira Pilzer - 20023 Waters Edge Dr

Remove and install paver in front of house and replace with artificial grass in back patio. Install windows and sliding glass doors. Work to be done by New Remodeling Inc. License #: CGC1524396

Approved Denied _____

3. PLANTERS POINT - Roger and Susan Shyer - 19509 Planters Point Dr

Replace 2 sliding glass doors and 1 window. Work to be done by AK Construction. License #: CGC057505

Approved Denied _____

4. BRIDGEWOOD MR I - Kevin Wilen - 1515 Bridgewood Dr

New glass door, screen porch by kitchen first floor, bump out window. Work to be done by Joseph Celello. License #: CGC1535189

Approved Denied _____

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5. WATERS EDGE - Kenneth Palmer - 20042 Waters Edge Cir

Enclose outside patio within the existing roof line. No build out. Work to be done by P & I Carpentry. License #: CGC1522701

Approved___ Denied

6. SABAL LAKE - Cindy Feinberg - 19195 Sabal Lake Dr

Storm slider in master bedroom, ES slider second floor, 2 ES storm windows master bedroom. Work to be done by Assured Storm Protection. License #: CGC1535902

Approved Denied ___

7. C/O JOSE LEON - Lakewood MR Condo Assoc - 698 Lakeside Blvd

Adding garbage enclosure for bulk pick up location for the community. Work to be done by ES & BS Concrete Design LLC. License #: CBC1268999

Approved___ Denied

8. LAKEWOOD MR II - Jillian Weissman - 7768 Lakeside Blvd Unit 544

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

Approved___ Denied

9. WEDGEWOOD - Scott Field & Eve Reisbaum - 7488 Rexford Rd

Revised garage door style. Work to be done by Broten Garage Door Sales. License #: CGC1514103

Approved Denied ___

10. THE COVE - Steven Millman - 20220 Boca West Dr

Window and door replacement. Gray glass and white frames. Work to be done by JCAB Enterprises. License #: CONS-002648-2021

Approved Denied ___

11. PEPPERTREE III - Laurie Glasser - 19600 Sawgrass Cir Unit 2602

Installation of 24kw generator and 500 G LP tank. Work to be done by Rack Electric. License #: EC13002600

Approved Denied ___

12. OAKBROOK - Brelux NV - 19788 Oakbrook Cir

Replace existing fence on south side of property backyard to the lake. Includes fangate for lake posts. Work to be done by Bulldog Fence Company. License #: U22606

Approved___ Denied

13. WIND KEY - Robert Rosenberg - 7771 Wind Key Dr

Addition at baock of house, replace windows and doors, replace roof. Work to be done by AK Construction. License #: CGC057505

Approved Denied ___

14. LAKEWOOD MR III - Stuart Shilling - 7819 Lakeside Blvd Unit 842

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 ___

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15. LAKEWOOD MR II - Michael Mirotznik - 7768 Lakeside Blvd Unit 581

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

Approved Denied

16. LAKEWOOD MR I - Morton Marvin - 7754 Lakeside Blvd Unit 411

Due to extra height of 116 inches on first floor instead of the normal height of 96 inches, installation of 5 sliding glass doors panels instead of four is required. Work to be done by Coastline Impact Windows. License #: SCC131152820

Approved Denied

17. LAKEWOOD MR I - Bari Swartz - 7738 Lakeside Blvd Unit 311

Due to extra height of 116 inches on first floor instead of the normal height of 96 inches, installation of 5 sliding glass doors panels instead of four is required. Work to be done by Coastline Impact Windows. License #: SCC131152820

Approved Denied

18. CYPRESS WALK - Daniel & Cathy Levitt - 6705 Woodbridge Dr

Installing 1 bronze frame, gray glass front door with sidelight and 8 bronze frames gray glass windows, 5 bronze frames gray glass sliding glass doors. Work to be done by Florida Storm Protection. License #: CGC1515827

Approved Denied

19. WEDGEWOOD - Wendy Webber - 7575 Rexford Rd

Build attached golf cart structure to match existing home, windows, garage door, stucco and roof. Work to be done by Greg Kallen. License #: CBC1263798

Approved Denied

20. QUAIL HOLLOW - Felice Sadicario - 19807 Boca West Dr

Patio enclosure with impact windows and glass. Bronze frames. Work to be done by New South Windows. License #: SCC131152865

Approved Denied

21. WATERS EDGE - Carol Penn - 20051 Waters Edge Cir Unit 1302

Replacing entrance door with hurricane impact door. Work to be done by Armorvue Window & Door. License #: SCC131151529

Approved Denied

22. LAUREL OAKS - Carlton Howard - 20110 Boca West Dr Unit 218

Replacing existing patio enclosure and windows with new hurricane impact patio enclosure and windows. Bronze frames and bronze glass. Work to be done by Caner Impact Windows. License #: CGC1530091

Approved Denied

23. CLUBSIDE - Lawrence Lankowsky - 21222 Clubside Dr Unit B

New front door entrance. Work to be done by A Construction US. License #: CGC1535189

Approved Denied

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- 24. BRIDGEWOOD TH III - Sondra Harley 2903 Bridgewood Ln**
New hurricane front door. Bronze frame with clear glass. Work to be done by New Remodeling Inc. License #: CGC1529396
Approved Denied
- 25. BRIDGEWOOD TH I - Matthew Giarusso - 907 Bridgewood Dr**
Replacement of all windows and doors with like size, shape and color. Front door will be glass with the width incrypted to 39". Work to be done by A Construction US Inc. License #: CGC1535189
Approved Denied
- 26. WATERS REACH - Michael Mintz - 19458 Waters Reach Ln Unit 602**
Re-roof flat & tile. Tile: Crown Windsor Shake. Color: Birchwood material concrete roof. Flat: Hot mop. Work to be done by S&S Roofing Corp. License #: CCC1333763
Approved Denied
- 27. WEDGEWOOD - Laurie and Jack Hirsch - 7584 Rexford Rd**
Enclose kitchen greenhouse area. Work to be done by Double Eagle Construction. License #: CGC055117
Approved Denied
- 28. BRIDGEWOOD TH I - Tony Robert Teich - 1109 Bridgewood Pl**
Installing impact sliding glass door with bronze frame and gray glass. Work to be done by Boca Impact Window & Door Co. License #: CGC1520762
Approved Denied
- 29. CYPRESS POINT - Lee Raisfeld 20563 Linksview Way**
Remove driveway and replace with pavers. Work to be done by Coast Pavers. License #: CC22PV-22500X
Approved Denied
- 30. CLUBSIDE - Madalyn Lehman - 21156A Clubside Dr**
Replace garage door. Work to be done by Electronic Door Lift. License #: U9711
Approved Denied
- 31. CEDAR GLEN - Ruth and Jeffrey Katz - 19349 Cedar Glen Dr**
Installation of 14x bronze frame, gray glass windows, 4x bronze frame, gray glass sliding glass doors. Work to be done by Florida Storm Protection. License #: CGC1515827
Approved Denied
- 32. CEDARWOOD - Harriet Moskowitz - 7667 Cedarwood Cir**
Install 26 kw generator on prefab slab with line to LP tank. Work to be done by Reliable Power Systems. License #: EC13005984
Approved Denied
- 33. MAHOGANY BEND - Manuel Vergara - 7437 Mahogany Bend Place**
Aluminum pergola installation. Work to be done by Structure South Florida. License #: CGC1528614
Approved Denied

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- 34. PEPPERTREE I - Judith Retchin & Elyse Wander 20060 Sawgrass Ln Unit 4702**
Replace Mexican tile walkway with pavers. Napoli,color and Catalina Grana shape. The new paver walkway will be the same footprint as current walkway. Work to be done by Pavin Mavin. License 3: U22750
Approved Denied
- 35. CLUBSIDE - Adria Rolnik - 21174 Clubside Dr Unit A**
Pavers Patio. Work to be done by A Construction US Inc. License #: CGC1535189
Approved Denied
- 36. WEDGEWOOD - Phyllis Ginsburg - 7535 Rexford Rd**
Driveway replaced. Work to be done by Dawyne Katz. License #: 201004363
Approved Denied
- 37. BRIDGEWOOD TH III - Edward Eskind - 2221 Bridgewood Dr**
Replace front door. Work to be done by Dwayne Katz. License #: 201004363
Approved Denied
- 38. WATERS REACH - Adam Schneider - 19446 Waters Reach Ln Unit 501**
Fix and slightly widen driveway and front walkway. Install front patio. Napoli color. Work to be done by Pavin Maven. License #: U22750
Approved Denied
- 39. BRIDGEWOOD TH II - Amy Feldman 2107 Bridgewood Dr**
Replace all sliding glass doors and windows with hurricane impact doors/windows and new front entry door with bronze frames and frost glass. Work to be done by New Remodeling Inc. License #: CGC1529396
Approved Denied
- 40. BRIDGEWOOD MR II - Harriet Molk - 1961 Bridgewood Dr**
Impact windows & sliding glass doors with bronze frames and gray glass. Grids to match on front window. Work to be done by Wrights Impact Windows & Door LLC. License #: CBC1262617
Approved Denied
- 41. BRIDGEWOOD TH I - Richard Sitman - 601 Bridgewood Dr**
Remove and replace windows and doors with impact products. Work to be done by Seascope Windows & Doors. License #: SCC131151745
Approved Denied
- 42. LAUREL OAKS - Richard Eglow - 20080 Boca West Dr Unit 451**
Installation of hurricane shutters. Work to be done by Shutter Services. License #: SCC131152947
Approved Denied

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43. WATERS EDGE - Dianne & Jonathan Brickman 20051 Waters Edge Dr

RESCINDED PETITION Remove and replace kitchen window. Bronze frame and clear Low e glass. Work to be done by Red Oaks Shutter Inc. License #: CGC1519838

Approved___ Denied ___

Previous Petitions

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

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 X

Review ACC Violations

The committee reviewed the violations.

- 19444 Cedar Glen Dr: Unapproved exterior work.
- 19787 Oakbrook Cir: Unapproved exterior work

With no further business to discuss, the meeting was adjourned at 9:56 A.M.

Date of the next meeting: Tuesday, June 17, 2025 @ 9:00 A.M.



Dr. Steven Jonas
Chairman, Board of Directors

6-17-25

Date