



# BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting  
Tuesday, June 17, 2025  
9:00 AM**

## Minutes

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Eric Sacks, Stacey Cohen and Lisa Yarnell. Sylvia Ravitz and Leslie Schneider were absent. 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 May 20, 2025 minutes were approved as written.

### **Chairman's Review**

- Clean Roof Project Sub-Committee: Lisa Yarnell and Stacy Cohen
- Worker's Compensation Exemption (WCE): Dr. Jonas reported that he met with Mr. Eustace and our insurance broker and given Florida's WCE laws, there is no need to require sub-contractors' WCE. Liability lies with the homeowner and the village.
- ARC Tracker: Dr. Jonas reported that we have engaged with an online service to electronically manage and review petitions. ARC Tracker is building our platform. We will hold a training session for property managers.

### **New Business:**

#### **1. PLANTERS POINT - Barbara Manning - 19485 Planters Point Dr**

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

Approved ☒ Denied ☐

#### **2. BROOKWOOD - Ginette Rouleau - 19897 Boca West Dr Unit 3224**

Installation of chair lift. Work to be done by Acorn Stairlifts Inc. License #: ELC789

Approved ☒ Denied ☐

#### **3. CLUBSIDE - Robin Mandel - 21168 A Clubside Dr**

Pavers in patio area and BBQ pad. Work to be done by A Construction US Inc. License #: CGC1535189

Approved ☒ Denied ☐

#### **4. WOODCREST - Matthew & Lisa Frank - 7493 Bondsberry Ct**

Installation of 8x bronze frames, bronze glass windows and glass front door with sidelight, bronze frame, bronze glass and 2x bronze frames and bronze glass sliding glass doors. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827

Approved ☒ Denied ☐

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**5. WILLOW WOOD MR III - Carole Baim - 6805 Willow Wood Dr Unit 5035**

Accordion shutters on balcony. Bronze color. Work to be done by Shutter Services & Screen Repairs Inc. License #: U16962

Approved\_\_X\_\_ Denied \_\_\_\_

**6. WOODCREST - Helene Shaevitz - 7416 Bondsberry Ct**

Replace patio doors in kitchen and master bedroom with hurricane impact doors. Work to be done by JAG. License #: CGC022831

Approved\_\_X\_\_ Denied \_\_\_\_

**7. CLUBSIDE - David and Ilene Marcus - 21205 Clubside Dr Unit C**

Installation of hurricane impact garage door. Door will be painted to Clubside custom color upon installation. Door will match existing garage door style. Work to be done by Rocket Garage Doors Inc. License #: CGC1535860

Approved\_\_X\_\_ Denied \_\_\_\_

**8. CHARTER CAY - Justin Niles - 19873 Planters Blvd Unit D**

8x10 sitting area with walkway to unit exit door. Work to be done by ML Designer Landscaping and Maintenance. License #: 2021141482

Approved\_\_X\_\_ Denied \_\_\_\_

**9. WATERS EDGE - Karen Solomon - 20064 Waters Edge Dr Unit 404**

Replacement of windows and doors. Gray glass and bronze frames. Work to be done by A Construction US Inc. License #: CGC1535189

Approved\_\_X\_\_ Denied \_\_\_\_

**10. SABAL LAKE WEST - Laurel Lichtenstein - 19223 Sabal Lake Dr**

Installation of 1 impact solid 6 panels door white and 2 fixed windows, white frames and clear glass. Work to be done by Green Solutions Solar & Renovations. License #: CGC1525795

Approved\_\_X\_\_ Denied \_\_\_\_

**11. FAIRWAY PT - Fairway Pt - c/o Paul Franzese**

Install an illuminated monument at the entrance to the community. Work to be done by Fast Signs. License #: CBC1262071

Approved\_\_\_\_ Denied \_\_X\_\_

**12. OAKBROOK - Harry Dickman - 19708 Oakbrook Cir**

Replace driveway with porcelain tile, Nolitan Sand. Work to be done by N Ricardo's Brick Pavers. License #: CGC1520885

Approved\_\_X\_\_ Denied \_\_\_\_

**13. WOODCREST - Jack and Penny Roth - 7458 Bondsberry Ct**

Install retractable electric awning in backyard. Work to be done by Southeast Awnings and Screens LLC. License #: 92-3300365

Approved\_\_X\_\_ Denied \_\_\_\_

**14. LAUREL OAKS - Barbara Bolnick - 20110 Boca West Dr Unit 226**

Install 2 openings of bronze accordion hurricane shutters. Work to be done by Folding Shutter Corporation. License #: SCC131151041

Approved\_\_X\_\_ Denied \_\_\_\_

- 15. CLUBSIDE - David and Ilene Marcus - 21205 Clubside Dr Unit C**  
Replacement of sliding glass doors on terrace with hurricane impact windows. Railing will not be affected. Work to be done by Caner Impact Windows & Doors LLC. License #: CGC1530091  
Approved\_\_\_ Denied \_\_X\_\_
- 16. BRIDGEWOOD VILLAS - Andrew Lebovic - 201 Bridgewood Ct**  
Removal of existing rock/palm, fix irrigation and foundation installation and secure edges. Work to be done by Coastal Synthetic Turf. License #: 202151503  
Approved\_\_X\_ Denied \_\_\_\_
- 17. CLUBSIDE - David Katz - 21193A Clubside Dr A**  
Rectangle brick paver patio (10x24') to be installed off backside of home. Hedges to be planted around patio in the fall after patio is completed. Work to be done by Pavin Maven License #: U22750  
Approved\_\_X\_ Denied \_\_\_\_
- 18. BAYWOOD - Allen Kohn - 19724 Bay Cove Dr**  
Installation of 2 motorized rolldown shutter screens. Work to be done by Storm Smart Building Systems LLC. License #: CGC1519801  
Approved\_\_X\_ Denied \_\_\_\_
- 19. WATERS REACH - Michael Mintz - 19458 Waters Reach Ln Unit 602**  
Re-roof flat & tile. Crown Windsor Shake. Color: Birchwood AWKS015 material concrete roof. Flat: Hot mop. Work to be done by Rogers Roofing Experts. License #: CCC1331656  
Approved\_\_X\_ Denied \_\_\_\_
- 20. PINELAKE - Peter and Carol DiConza - 3707 Bridgewood Dr**  
Back patio. Work to be done by The Pavin Maven. License #: U-22750  
Approved\_\_X\_ Denied \_\_\_\_
- 21. CEDARWOOD - Joann & Mark Kaylin - 7710 Cedarwood Cir**  
Replace garage door. Work to be done by General Garage Door. License #: U18163  
Approved\_\_X\_ Denied \_\_\_\_
- 22. WATERS EDGE - Alyssa Feller - 20109 Waters Edge Dr Unit 303**  
Extension of the screened porch to include as part of living area. Work to be done by A Construction US Inc. License #: CGC1535189  
Approved\_\_X\_ Denied \_\_\_\_
- 23. PLANTERS POINT - Martha Paltzik - 19568 Planters Pt Dr**  
Install 22 KW generator and underground 500 gal tank. Work to be done by Reliable Power Systems. License #: EC13005984  
Approved\_\_X\_ Denied \_\_\_\_
- 24. SABAL LAKE - Village of Sabal Lake c/o Frank Tucci Excel Property Mgt**  
Replace 6 panel doors: 19345, 19249, 19185, 19367, 19379, 19349, 19247, 19405, 19381, 19197, 19193, 19363, 19387, 19199, 19347, 19411, 19359, 19191, 19401, 19383. Work to be done by Green Solutions. License #: CGC1525795  
Approved\_\_X\_ Denied \_\_\_\_

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- 25. OAKBROOK - Joshua Gochnauer - 19624 Oakbrook Cir**  
Resurface current pool and patio. Work to be done by Essig Pools. License #: CPC1459804  
Approved ☒ Denied ☐
- 26. WATERS EDGE - Jeanne Green - 20086 Waters Edge Dr Unit 505**  
Remove and replace existing garage window with impact window. Bronze frames and gray glass. Work to be done by Palm Aluminum and Glass. License #: CGC1525681  
Approved ☒ Denied ☐
- 27. WATERS REACH - Mark Arlen - 19407 Waters Reach Trl Unit 1003**  
Replacing front door. Work to be done by Renova. License #: CGC1536073  
Approved ☐ Denied ☒
- 28. COURTSIDE - Elaine Resnick - 20329 Boca West Dr Unit 1601**  
Install two single hung and seven picture windows and two French doors. Bronze frames and bronze glass. Work to be done by High End Windows & Doors. License #: SCC131152284  
Approved ☒ Denied ☐
- 29. WILLOW WOOD GARDENS - Denise Rona 6800 Willow Wood Dr Unit 907**  
Install hurricane windows & doors. Clear glass; bronze frames. Work to be done by Palm Aluminum & Glass. License #: CGC1525681  
Approved ☒ Denied ☐
- 30. BRIDGEWOOD MR I - Franklyn Weichselbaum - 1671 Bridgewood Dr**  
Hurricane sliders and windows. Grayglass; bronze frames. Work to be done by WDX Impact Windows & Doors. License #: CGC1535086  
Approved ☐ Denied ☒
- 31. BRIDGEWOOD MR II - Stuart Leeds - 1611 Bridgewood Dr**  
Replacement of two storefront system for impact with bronze frames and gray glass. Work to be done by America's Window & Door Store, LLC. License #: CGC1528485  
Approved ☒ Denied ☐
- 32. BRIDGEWOOD MR I - Sondra Levine - 1735 Bridgewood Dr**  
Installing impact windows & doors. Bronze frames and gray glass. Single hung windows will have proview/oriel sash split (33" H lower sash). Work to be done by Boca Impact Window & Door Co. License #: CGC1520762  
Approved ☒ Denied ☐
- 33. THE POINTE - Gloria Cohen - 6844 Woodbridge Dr**  
Replace flat roof only. Work to be done by Aastro Roofing. License #: CCC1330967  
Approved ☒ Denied ☐
- 34. BRIDGEWOOD TH I - Gladys Fraynd 1302 Bridgewood Dr**  
Installation of a paver patio at the back of house. Work to be done by D&D Construction and Remodeling. License #: CRC1333821  
Approved ☒ Denied ☐

**Previous Petitions**

**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 ☐

**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 ☒

**CYPRESS POINT - Paul and Zelda Silver - 20474 Linksview 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 ☒

**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 ☐

**Review ACC Violations**

The committee reviewed the violations' list.

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

**Date of the next meeting: Tuesday, July 22, 2025 @ 9:00 A.M.**

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**Dr. Steven Jonas**  
**Chairman, Board of Directors**

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**Date**

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**Dr. Steven Jonas**  
Chairman, Board of Directors

7-18-25  
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**Date**