



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, June 18, 2025

1:00 P.M.

Minutes

In attendance: Danny Bejarano, Steve Jonas, Liz Rome, Ronnie Pollard, Michael Halpern and Alan Schwartz. Ruth Molina was absent (excused). Lisa Furman was present. Michael Eustace, Executive Director, was also present.

Guests: Dr. Philip Edwards, BWCC.

Mr. Bejarano called the meeting to order at 1:00 P.M. and established a quorum. He made a motion to approve the May 21, 2025, minutes. Mrs. Pollard seconded the motion, the Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano reported that Mr. Eustace and Dr. Jonas are continuing to work with InSite Studio on the Glades Rd revised entrance design. This is a very important project.

Mr. Bejarano reported the lighting project and the Ste 101/102 renovation project are in their final stages. With Mr. Halpern's son's assistance, Mr. Eustace was able to reach a reasonable agreement with FPL to have the light poles removed by a third party.

Mr. Bejarano advised that the Master Association was targeted twice this month with scams. The Board members received an email from a scammer who pretended to be Mr. Bejarano and asked that they purchase gift cards for the staff. Another scam artist pretended to be one of our vendors who requested that we update our records with their new bank and account information. Mr. Halpern has offered his assistance to initiate controls for both the staff and the Board members. Mr. Bejarano advised that given today's technological advancements, staff and Board members need to be extremely careful.

Committee Chair Reports

Architectural Control

Dr. Jonas reported that the committee is engaging with a company called ARC Tracker, an online service that electronically manages architectural petitions. The property managers and residents will be able to view and track their petitions. We are expecting to go live by the end of year.

Dr. Jonas reported that a lot of people are upgrading their homes and do not understand the importance of obtaining permits. He would like to host an educational session in the fall.

Dr. Jonas reported that Mrs. Yarnell and Ms. Cohen will be overseeing the clean roof project this summer. A letter was emailed in the spring to the property managers and the village presidents asking them to monitor the roofs in their villages.

Dr. Jonas reported that there are several communities that want to change their entrance sign and need to understand the aesthetics of Boca West when considering the design.

Finance & Insurance Committee

Mr. Halpern reported that he had a conversation with our insurance consultant about ways to lower the cost of insurance. The insurance companies make money by raising the value every year of what they are insuring. He asked them to see how they determine that value and if there is any negotiation that can be done. When he quotes the insurance, he will ask for a low, medium and a high deductible plan. The insurance companies do not start quoting until the end of August.

Mr. Halpern reported that the committee is reviewing the Hotwire cable contract as it is coming to term. The main goal is to protect the residents by establishing a fee schedule, ensuring the residents have the most recent technology and are receiving quality cable/internet service. He asked Mrs. Rome if the Communications committee can send an eblast to the village presidents asking them about the current service and how it can be improved.

The committee is getting clarity on raising the initial capital contribution fee and should have more information by the end of summer.

Communication & Education

Mrs. Rome announced that the Hurricane Preparedness seminar will be held this afternoon, and it will be recorded and posted on the website.

She and Mr. Halpern will host an insurance session in the fall.

Mrs. Rome reported that the committee worked on the Safety is our #1 Priority eblast to educate and inform the residents of the rules of the road and penalties for violations. This eblast creates an umbrella for all safety aspects.

Safety & Security

Mr. Schwartz thanked Mrs. Rome for the eblast as he has received a lot of positive feedback.

Mr. Schwartz reported that the security staff continues to work on updating the guest lists.

Mr. Schwartz reported that going forward the Master Association will not be referring members with Master Association violations to the Club. He is working with Ms. Ellis so the Master Association can have the ability to accept online credit card payments.

He and Mr. Eustace have been working on creating the commercial transponder program. We will start with a selective list of vendors.

Mr. Schwartz advised that once the stop sign cameras go live, we will need to review the number and frequency of citations generated, to allow for time for Boca West residents to gradually get used to the need to respect stop signs in Boca West. Mr. Bejarano advised that the Safety & Security committee will need to put forward a proposed resolution to the Board that will improve the Grievance Committee's handling of stop sign violations. Mr. Bejarano also advised that we need to adopt a gradual approach by announcing the installations of stop sign cameras several times, prior to going live and to emphasize the Master Association's only goal is to protect the safety of all Boca West residents.

Special Projects

Dr. Jonas commended Ms. Furman and Mr. Eustace for the settlement with FPL. The money has been wired to FPL to have the old poles turned off. The removal was bidden to several companies and we are currently waiting for return bids. The removal and landscaping restoration will start in July.

The lift was installed in Suites 101/102 and the landscaping in the back is underway.

Dr. Jonas reported that he and Mr. Eustace are investigating adding a golf cart/bike lane on Boca West Dr. Golf cart/bike insignias will be added to the lane.

Landscape & Maintenance

Mrs. Pollard asked Mrs. Rome and Mr. Schwartz to send an email informing the residents that cars have the right of way over golf carts.

Mrs. Pollard reported that the Iguanas continue to be a problem, and the techs are doing the best they can. Mr. Halpern asked if she could find out if there is a program that will stop them from reproducing.

The electric mowers were a success as they were able to cut through the wet high grass.

Grievance

Mr. Bejarano made a motion to accept the fines and suspensions. Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried. The Board discussed how to manage employee traffic violations.

Strategic Planning

Mr. Eustace reported that we are projected to come in under budget for the new office renovation and are slightly over on the lighting project due to FPL and the additional lights on Woodbridge Dr.

After meeting with Optimus to install the EV chargers, it was decided the best location would be back at the Tot Lot.

Mr. Eustace reported that Mr. Linderman will consider posting the Rental Renovation units on the Club's website under the membership board.

Legal

There was no business to discuss.

Executive Director's Report

Mr. Eustace reported that he and Ms. Ellis have started meeting with the department heads to develop the first draft of the budget which will be presented to the Finance Committee for review. The Budget Adoption is scheduled for August.

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New Business

There was no business to report.

General Good & Welfare


Dr. Edwards asked about the FPL pole removal and Mr. Eustace advised that they will remove 10-15 poles a day and should be done by the first week of November. Mr. Edwards advised that the Lakewood MR installed four chargers which are not being used.

Adjournment

With no further business to discuss, the meeting was adjourned at 1:48 P.M.

Next Meeting Date: Wednesday, July 16, 2025 @ 2:00 PM.

Respectfully submitted,



Daniel Bejarano
BWMA, President

Signed by:



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Ronnie Pollard
Secretary

8/2/2025

Date