



# BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting**  
**Tuesday, July 22, 2025**  
**2:30 PM**

## Minutes

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Brad Singer and Eric Sacks, Leslie Schneider, Stacey Cohen and Lisa Yarnell were absent. Michael Eustace, Executive Director, and Alyssa Martinez, Executive Assistant, were also in attendance. Guest: Robert Thomson, ARC Tracker.

Dr. Jonas called the meeting to order at 2:30 P.M. and established a quorum. The June 17, 2025 minutes were approved as written.

### **Chairman's Review**

- Dr. Jonas welcomed Brad Singer, who has construction experience.
- Mr. Thomson gave an overview of how the ARC Tracker will work and answered questions.
- Lisa Yarnell/Stacy Cohen Clean Roof Project Update: Will start in August. Letters have been mailed to several owners in Woodbridge.
- 19787 Oakbrook Cir: No violation

### **New Business:**

#### **1. ARBOR LAKE - Arbor Lake c/o Frank Tucci - c/o Frank Tucci, Excel Management**

Re-landscape front entrance, remove section of entrance island, pave to allow for safer entrance/exit, Install curbing around new section. Work to be done by All County Paving License #: CGC1534510 and United Care Landscaping License #: 201253651

Approved ☒ Denied ☐

#### **2. PINELAKE - Michael and Karen Simon - 3104 Bridgewood Dr**

Replace windows, sliders and front door. Bronze frames and gray glass. Work to be done by Blackwell Impact Windows & Doors. License #: SCC131153000

Approved ☒ Denied ☐

#### **3. CEDAR GLEN - Cedar Glen Front Entrance sign - c/o Denise O'Kane**

Repair existing Cedar Glen sign without any change to actual footprint. Adding backlit letters. Work to be done by Budget Signs. License #: U12737

Approved ☒ Denied ☐

#### **4. CEDAR GLEN - Shari Samberg - 19397 Cedar Glen Dr**

Remove and replace windows with impact product. Bronze frame finish and gray tint glass. Work to be done by Seascope Windows & Doors. License #: SCC131151745

Approved ☒ Denied ☐

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**5. LAUREL OAKS - Wilma Katz - 20080 Boca West Dr Unit 434**

Install 7 impact hurricane accordion shutters. Color: Bronze. Work to be done by Red Oaks Shutter Inc. License #: CGC1519838

Approved ☒ Denied ☐

**6. BRIDGEWOOD MR I - Scott & Dana Ball - 1714 Bridgewood Dr**

1st floor push out. Bronze frames and bronze glass. Work to be done by Wall to Wall We Do It All. License #: CBC1259194 and by A-Christian Glass License #: CBC1259194

Approved ☒ Denied ☐

**7. WEDGEWOOD - Warren & Stephanie Spar - 7440 Rexford Rd**

Remodel house and addition. Work to be done by Stepbrothers Contracting Group. License #: CGC1526409. NOTE: DRIVEWAY PAVERS ARE NOT APPROVED.

Approved ☒ Denied ☐

**8. WEDGEWOOD - Wendy Webber - 7575 Rexford Rd**

Tile roof replacement. Tile: Westlake Saxony 900 Slate-Sterling. Work to be done by A2Z Roofing Inc. License #: CCC1330238

\*NEEDS VILLAGE APPROVAL

**9. ISLAND COURT - Karen Temkin - 19466 Island Court Dr**

Pool renovation: plaster, waterline and equipment. Work to be done by Hydroline Pools. License #: CPC1460253

Approved ☒ Denied ☐

**10. CHARTER CAY - Michael Trinkler - 19890 B Planters Blvd**

Replace all windows and doors. Bronze frames and gray glass. Work to be done by New Remodeling Inc. License #: CGC1529396

Approved ☒ Denied ☐

**11. WATERS BEND - Michele Cangiano - 19707 Waters Pond Ln Unit 401**

Landscaping front of home. Work to be done by Jay's Landscaping Service. License #: 25-00059775 & 25-00059779

Approved ☒ Denied ☐

**12. WOODBRIDGE - Barbara LeFlein - 7095 Woodbridge Ct**

Install 22 KW Generator with line to 500 gallon LP tank. Work to be done by Reliable Power Systems. License #: EC13005984/LI28455

Approved ☒ Denied ☐

**13. WOODCREST - Sharon Katz - 7374 Woodmont Ct**

Gray pavers overlaying the current white patio that it currently there. Work to be done by Plumbing SFL LLC. License #: CRC1334831

Approved ☒ Denied ☐

**14. WOODBRIDGE - David Yarnell - 7020 Woodbridge Cir**

New hurricane roof garage doors. Work to be done by Electronic Door Lift Inc. License #:

Approved ☒ Denied ☐

**15. WILLOW WOOD GARDENS - Charles Krop - 6838 Willow Wood Dr Unit 603**

Installing impact resistant sliding glass doors with bronze frames and gray glass. Work to be done by Caner Impact Windows & Doors. License #: CGC 1530091

Approved ☒ Denied ☐

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**16. 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 ☐

**17. WILLOW WOOD MR II - Gemini Homes BW LLC - 6845 Willow Wood Dr Unit 3051**

Replacement of window/slider on balcony, kitchen/living room to hurricane windows/doors. Bronze frames & gray glass. Work to be done by WDX Impact Windows & Doors. License #: CGC1535086

Approved ☒ Denied ☐

**18. BAYWOOD - Jack Avid - 19653 Bay Cove Dr**

re-roof existing tile roof. Work to be done by Eurotech Roofing Group. License #: CCC1328704/CFC1429196

Approved ☒ Denied ☐

**19. BAYWOOD - Michael Kearney - 19665 Baycove Dr**

Addition added for additional bathroom - 2 closets-golf cart garage. Work to be done by Wyman Builders. License #: CGC1532792

Approved ☒ Denied ☐

**20. BAYWOOD - Henry Chalfin - 19496 Bay View Rd**

Plant new hedges on back of property and replace sod damaged by pool construction. Plant new shrubs along front walkway. Clusias will be planted in lieu of Arecas. Work to be done by Earth & Turf Landscape. License #: 199604313

Approved ☒ Denied ☐

**21. BAYWOOD - Henry Chalfin - 19496 Bay View Rd**

New fence on back of property. Work to be done by Bulldog Fence. License #: U22606

Approved ☒ Denied ☐

**22. WATERS REACH - Heide and Harrison Ganz - 19434 Waters Reach Ln Unit 403**

Installation of pavers: Templeburst color Sand Dune. Work to be done by Double Eagle Construction. License #: CGC0055117

Approved ☒ Denied ☐

**23. LAKEWOOD MR III - Brian Zeidman - 7819 Lakeside Blvd Unit 812**

Installation of impact windows, sliders, doors. Frames are bronze powdercoat and glass is grey. Work to be done by Pane-Liss Glass. License #: SCC131151694

Approved ☒ Denied ☐

**24. WOODBRIDGE - Thomas Leflein 7095 Woodbridge Ct**

Change of roof tile color: Dark Charcoal Blend, Okeechobee Profile. Roof project previously approved 02/2025. Work to be done by Blue Line Builders Inc. License #: CGC032837.

Approved ☒ Denied ☐

**25. CEDARWOOD - Joann Kaylin - 7710 Cedarwood Cir**

Fill in existing underground pool. Work to be done by Graphic Fence Construction.

Approved ☒ Denied ☐

**26. THE COVE - Karyn Lipman - 20220 Boca West Dr Unit 1502**

Replace windows with white frames and impact rated gary glass. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827

Approved ☒ Denied ☐

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**27. PEPPERTREE II - Sheldon and Andrea Wexler - 19800 Sawgrass Dr Unit 3702**

Replace exterior windows and sliding glass doors. Bronze frames and gray glass. Work to be done by Double Eagle Construction. License #: CGC055117

Approved ☒ Denied ☐

**28. BRIDGEWOOD MR I - Susan Siciliano - 1762 Bridgewood Dr**

Install new impact windows & doors with bronze frames and gray glass. Work to be done by STS Impact Windows & Doors. License #: CGC1515751

Approved ☒ Denied ☐

**29. WATERS EDGE - Judith Back 20087 Waters Edge Dr Unit 202**

Replacing back patio pavers with porcelain pavers. Color Tokio White. Patio size will be the same as existing. Pavers will be on sand. Work to be done by Grand Stone Pavers. License #: 201255810

Approved ☒ Denied ☐

**30. BRIDGEWOOD VILLAS - Karen Friedman - 303 Bridgewood Ct**

Install bronze frames, gray glass front door with sidelite. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827

Approved ☒ Denied ☐

**31. BAYWOOD - Rose Yvonne Siegel - 19604 Bay Cove Dr**

Remove and replace 3 windows and 2 doors with impact rated material. Bronze frames and clear glass. Work to be done by AOA Construction LLC. License #: CGC1521574

Approved ☒ Denied ☐

**32. MAHOGANY BEND - Robert Levy - 7548 Mahogany Bend Pl**

Replace windows & doors. Raise some window openings. Paint house white. Work to be done by AK Construction. License #: CGC057505

Approved ☒ Denied ☐

**33. CHAPEL CREEK - Sheldon Rogers - 19427 Chapel Creek Dr**

Replace windows & doors. Add one car garage, expand driveway to new garage, replacement of roof, update pool & decking. Work to be done by Soctt Morse. License #: CBC1252753

Approved ☒ Denied ☐

**34. PEPPERTREE I - Laurie Kotton & Roy Kessler 19880 Sawgrass Ln Unit 3903**

Installing flush door, bronze frame, gray glass front door with sidelight; sliding glass door, bronze frames, gray glass; six windows, bronze frames, gray glass. Work to be done by Florida Storm Protection Unlimited. License #: CGC1515827

Approved ☒ Denied ☐

**35. MAHOGANY BEND - Manuel Vergara - 7437 Mahogany Bend Pl**

Replace roof. #4743 Cocoa Range.

\*HOLD: As requested per property manager, Howard Elias

**36. ISLAND COURT - Karen Temkin - 19466 Island Court Dr**

Installation of two Luxor Awnings. Work to be done by Rolling Shield Inc. License #: CGC057184

Approved ☒ Denied ☐

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**37. FAIRWAY OAKS - Steven Berkowitz - 20137 Fairfax Dr**

New pool, pavers, windows and sliding glass doors. Work to be done by Level Group Developers. License #: CGC1531734

Approved\_\_\_\_ Denied ☒X\_\_\_\_

\*Committee requested to have homeowner resubmit to include the addition.

**38. WILLOW WOOD MR I - Robert and Robin Prizer - 6895 Willow Wood Dr Unit 1054**

Enclose patio into living space. Work to be done by Close Permits Fast Inc. License #: CGC1527289

Approved\_\_\_\_ Denied ☒X\_\_\_\_

**39. WATERS EDGE - Linda and William Langsam 20050 Waters Edge Cir Unit 1102**

Rear patio extension, front door, remove from bedroom sliding glass door and reframe opening for a single hung window. Work to be done by Double Eagle Construction. License #: CGC055117

Approved\_\_\_\_ Denied ☒X\_\_\_\_

**40. CYPRESS POINT - Gary Starr - 20410 Linksvie Dr**

Install hurricane impact windows/doors. Work to be done by SIW Solutions. License #: SCC131152863

Approved\_\_\_\_ Denied ☒X\_\_\_\_

**Previous Petitions**

**OAKBROOK - Brelux NY - 19788 Oakbrook Cr**

Replace existing fence on southside of property, backyard to the lake. Includes fangate for lake posts. Work to be done by Bulldog Fence Company. License #: U226063

Approved ☒X\_\_\_\_ Denied\_\_\_\_

**LAUREL OAKS - Richard Eglow - 20080 Boca West Dr Unit 451**

Installation of hurricane shutters. Work to be done by Shutter Services. License #: SCC131152947

Approved ☒X\_\_\_\_ Denied\_\_\_\_

**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 ☒X\_\_\_\_ Denied\_\_\_\_

**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\_\_\_\_

**WATERS REACH - Mark Arlen - 19407 Waters Reach Trl Unit 1003**

Replacing front door. Work to be done by Renova. License #: CGC1536073

Approved\_\_\_\_ Denied ☒X\_\_\_\_

**BRIDGEWOOD MR I - Franklyn Weichselbaum - 1671 Bridgewood Dr**

Hurricane sliders and windows. Gray glass; bronze frames. Work to be done by WDX Impact Windows & Doors. License #: CGC1535086

Approved\_\_\_\_ Denied ☒X\_\_\_\_

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**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

\*Mrs. Martinez confirmed homeowner has put this project on hold.

**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 X

**Committee Comments**

Mr. Schwebel suggested including in our guidelines that contractors need to clean the roads each day. He will contact Mrs. Rome to create a handout with the guidelines.

**Review ACC Violations**

The committee reviewed the violations. There were no new violations.

**Next Meeting: Tuesday, September 16, 2025 @ 9:00 AM**

**With no further business to discuss, the meeting was adjourned at 3:38 P.M.**



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

9-14-25

**Date**