



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING
Wednesday, August 20, 2025
2:00 P.M.

Minutes

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

Guests: Len Rashkin, Willow Wood MR III; Steve Roth, BWCC, Elaine Wittlin, President Emeritus, and Julie Waltzer, Peppertree II.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the July 16, 2025 minutes. Mrs. Molina seconded the motion, the Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano advised that after further consideration, the Board will continue to approve the grievances in lieu of delegating the responsibility to one Board member.

Mr. Bejarano formally welcomed Mrs. Banmiller, the Executive Director.

Mr. Bejarano reported that to protect the Board members from internet scams, the Board members have been assigned a Boca West Master email address to be used for all Boca West Master Association business. Mrs. Banmiller is working on providing each Board member with a professional number so they will not have to use their personal phone numbers. The same will apply to future Board members.

Mr. Bejarano advised that the unit at 7835 Lakeside Blvd Unit 963 was purchased at auction and the owner refused to become a member of the Club as mandated in our Documents resulting in ongoing arbitration. Initially, the homeowner, through negotiations via both parties' counsel, offered for the Master Association to purchase the unit. Ultimately, the homeowner opted not to sell the unit to the Master Association. There is a renter in the unit which the lease ends in late October, at which point the unit will go back to auction.

Committee Chair Reports

Architectural Control

Dr. Jonas reported that he is continuing to move forward with the onboarding process with ARC Tracker to have all petitions submitted, reviewed and approved online and is planning to be live by end of year. A training session was held for the property managers and was well received. Another training session will be held in November for the village boards.

Finance & Insurance Committee

Mr. Halpern reported on the Directors & Officers insurance, Property & Liability, and cyber insurance. The insurance company suggested insuring the new streetlights for \$25M liability. He is considering layering the insurance as the company who is writing the policy is pulling out of the market. Mr. Halpern reviewed the insurance benefits for the employees. He will present the options next month for Board approval.

Communication & Education

Mrs. Rome reported that the committee did not meet this month but has continued working on eblast schedule and the oncoming year's educational sessions schedule. The well attended sessions will be repeated, and a few new ones will be added. A survey was conducted with the condo village Representatives and property managers asking if they would like assistance with creating a village website to remain compliant with FL 718.111 which states that all condo communities must have a website by January 1, 2026 and the feedback was positive. The committee is working on the content for this session.

Safety & Security

Mr. Schwartz reported that the staff continues to work on the permanent guest list cleanup project. The staff initiated the commercial transponder project, and he expects more vendors to sign up when season begins. He asked to have the Architectural Control Committee to encourage contractors to sign up so they are aware of the rules of the road and can be held accountable. Mr. Schwartz emphasized the importance of approving the violations in a timely manner to shorten the 60 day lag time, prevent receiving repeat infractions and to take into consideration, once initiated, the stop sign infractions will increase the number of grievances. Mr. Bejarano requested to come up with a pragmatic solution that is in compliance with FL 720 and to present it to the Board.

Mr. Schwartz reported that the stop sign cameras will be installed and start testing them in September. He requested to have an open forum for the Board and staff to learn how the technology and fining works. He also would like to offer a safety on the roads course so any members interested can attend.

Special Projects

Dr. Jonas reported that the light pole project is wrapping up. There are poles in new areas that require the Ficus trees to be trimmed and other areas that are not Master Association property, which we are working to have the area maintained. When the FPL old light account was turned off, inadvertently, the lights along Woodbridge and Bridgewood were also turned off. Mrs. Banmiller successfully worked with FPL to get them turned back on. We are using our light pole stock for the new poles on Woodbridge Dr. Mr. Bejarano reported that the Board must look at the cost of replacing the lights on Bridgewood and if it is in the budget.

Dr. Jonas reported on adding a bike and golf cart stencils to the right lane to push golf carts and bicyclists to the right. Mrs. Banmiller will ask the company for photos so the Board can revisit next month. Mr. Schwartz will present the project to the Safety & Security Committee for consideration. Mrs. Rome advised that she is working with the Club's Golf Committee to develop golf cart requirements and Rules of the Road eblast as more members are using their golf cart as their main vehicle in Boca West.

Landscape & Maintenance

Mrs. Pollard reported on the summer landscaping and advised that the winter annuals will start to be planted November 1.

Grievance

Mr. Bejarano made a motion to accept the fines and suspensions. Dr. Jonas seconded the motion. The Board unanimously agreed, and the motion was carried.

Strategic Planning

Mrs. Molina reported on the Security office renovation project. Plans were already done but have been put on hold until it can be determined if there is an interest in leasing the smaller offices to members who work from home and also understand what each position in security does to create a proper workspace. She reported on the landscape maintenance area project and the need to determine whether it will require additional FPL resources, the EV charging stations and adding a transformer which will support both projects.

Mr. Bejarano advised in regards to funding, that there are projects that we want to do and projects that we must do. Mrs. Banmiller is investigating the projects to determine the costs and will report to the Board. A request has been sent to the Club to increase their subsidy to \$600K and they are currently reviewing it. Mr. Halpern is holding off on recommending increasing the Capital Contribution fee to \$20K as Mr. Bejarano wants to discuss it with the Club. Mr. Bejarano will be meeting with the Community Advisors in September and then will be able to decide on the prioritization of the projects.

Legal

There was no business to discuss.

Executive Director's Report

Mrs. Banmiller reported that the golf cart crossing on Boca West Drive and Woodbridge Dr will be complete once the asphalt is laid. The Club is getting ready to renovate Course I and is submitting the permits. Part of the permit process is to have the culverts cleaned and she is working with Mr. Turner. She is establishing strong communications with the vendors to ensure the projects are done in a timely manner.

New Business

There was no business to report.

General Good & Welfare

The Board answered questions regarding the regarding units that are sold at auction to people who are not becoming members of the Club and how to proactively manage those situations. Ms. Furman will look into this. The Board was asked to confirm the insurance policies have the required ratings, how best to track golf carts to hold the owner accountable for violations, and to take into consideration the danger that may be imposed by stenciling the streets.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:21 P.M.

Next Meeting Date:

Regular Board meeting: Wednesday, October 8 @ 2:00 PM

Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary



Date