



BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting
Tuesday, September 16, 2025
9:00 AM**

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. Mary Banmiller, Executive Director, and Alyssa Martinez, Executive Assistant, were also in attendance.

Dr. Jonas called the meeting to order at 9:00 A.M. and established a quorum. The July 22, 2025 minutes were approved as written.

Chairman's Review

- Roof cleaning project: Mrs. Martinez will be emailing letters to the homeowners, property managers and village presidents.
- ARC Tracker Update: Several villages have started using the tracker. Mrs. Banmiller, Dr. Jonas and Mrs. Martinez met with ARC Tracker and discussed onboarding more villages. ARC Tracker will take the lead and contact the property managers.
- Laurel Oaks Sunscreen Shades: Mrs. Banmiller and Mr. Schwebel will meet with Ed Rivera, the property manager, to view how the sunscreen might affect the aesthetics.
- The lighting project is complete and now focusing on Woodbridge Dr.

New Business:

1. BRIDGEWOOD VILLAS - Nikki Nedbor - 101 Bridgewood Ct

Remove existing concrete patio and landscaping. Install standard concrete pavers to construct a 15x8 patio. Install two back patios across back of house constructed with same material. Patios measuring 23x5 and 18x8. Work to be done by Paverman. License #: U22292

Approved ☒ Denied ☐

2. BRIDGEWOOD TH I - Gladys Fraynd - 1302 Bridgewood Dr

Impact Windows and door. Door & sidelite: Glass is white interlayer and bronze frame.

Windows: bronze frames & gray glass. Work to be done by Statewide Windows & Doors. License #: SCC131152265

Approved ☒ Denied ☐

3. GARDENS OF LAKEWOOD II - Arnold and Janet Sherrin - 7792 Lakeside Blvd Unit G605

Replace non-impact sunroom with a hurricane impact sunroom. Bronze frames, 1 entry door on the side, 24" knee wall (bronze) or 24" bronze glass on bottom white sliding windows above.

Work to be done by Tropic Glass. License #: U18141

Approved ☐ Denied ☒

4. PLANTERS POINT - Fred Ehrlich - 19489 Planters Point

Hurricane door, windows and sliders. Bronze frames/gray glass. Work to be done by Wall to Wall We Do It All Inc. License #: CBC1259194 *Roof previously approved. Silverado Color - Thru AWSSC012*

Approved ☒ Denied ☐

5. PEPPERTREE III - Mark and Mindi Singer - 19640 Sawgrass Cir Unit 3001

Remove and replace paver walkway to front door and widen it. Work to be done by Double Eagle Construction. License #: CGC055117

Approved ☒ Denied ☐

6. CLUBSIDE - Gary and Judy Quintiere - 21228 Clubside Dr Unit B

Replace windows with ES-EL200. Fixed glass with ES_EL 150 series impact rated. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC151827

Approved ☒ Denied ☐

7. CHAPEL CREEK - Shari and Michael Cohen - 19426 Chapel Creek Dr

Remove palm trees along back and side of house and replace with Clusia and aluminum fence. Work to be done by All Terrain Landscaping: 3244894 & XL Fencing: U22428

Approved ☐ Denied ☒

8. WEDGEWOOD - Wendy Webber - 7575 Rexford Rd

Tile roof replacement. Tile: Weathered Ash. Work to be done by A2Z Roofing Inc. License #: CCC1330238

Approved ☒ Denied ☐

9. CEDAR GLEN - Cedar Glen HOA - c/o Denise O'Kane

Necessary repairs to the existing Cedar Glen entrance sign. Work to be done by Budget Signs Design Group. License #: U12737

Approved ☒ Denied ☐

10. MAHOGANY BEND - Manuel Vergara - 7437 Mahogany Bend Pl

Replace roof. #4743 Cocoa Range. Work to be done by Ace Pro Contracting DBA Ace Pro Roofing; License #: CCC1331108

Approved ☒ Denied ☐

11. CYPRESS WALK - Judy Burke - 6757 Woodbridge Dr

Roof replacement - flat roof only. Work to be done by Aastro Roofing. License #: CCC1330967

Approved ☒ Denied ☐

12. ISLAND COURT - Abbas Zand - 19527 Island Court Dr

Replacement of the deck and renovation of the pool. Work to be done by Hydroline Pools. License #: CPC1460253

Approved ☒ Denied ☐

13. PEPPERTREE I - Jeff Kahn - 20020 Sawgrass Ln Unit 4904

Installation of standby generator and 500 gallon tank. Work to be done by Personalized Power Systems. License #: EC13001850 & LI21953

Approved ☒ Denied ☐

14. WIND KEY - Robyn Cohen - 7723 Wind Key Dr

Install 1 x bronze frame, gray glass front door w/ sidelight; install 3x frame, gray glass windows. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827

Approved ☒ Denied ☐

15. PINELAKE - Richard and Mindy Strulson - 3501 Bridgwood Dr

Installing impact entry door & sidelite with bronze aluminum frame and gray glass. Work to be done by Boca Impact Window & Door Co. License #: CGC1520762

Approved ☒ Denied ☐

16. WATERS REACH - Robert Chalif - 19489 Waters Ct Unit 104

Remove existing cedar shake roof and replace with concrete tile. Crown Birchwood. Work to be done by Nicotera Roofing. License #: CCC1327642

Approved ☒ Denied ☐

17. PINELAKE - Gary Slossberg - 3402 Bridgewood Dr

Install golf cart gate. Work to be done by Union Fence of Florida. License #: License #: 07-F-13789X

Approved ☒ Denied ☐

18. LAKEWOOD MR II - Bella Altman - 7768 Lakeside Blvd Unit 511

Remove existing screens, windows, sliders add concrete ontop of existing slab, install new windows/sliders. Work to be done by Bluestone Contractors LLC. License #: CGC022980

Approved ☒ Denied ☐

19. CEDAR GLEN - Richard Gaines - 19428 Cedar Glen Dr

Install 2x bronze frame, gray glass with white interlay doors; 11x bronze frame, gray glass windows, 3x bronze frame, gray glass sliding glass doors. Work to be done by Florida Storm Protection Unlimited LLC. License #: CGC1515827

Approved ☒ Denied ☐

20. PEPPERTREE I - Jeffrey Greenfield - 2000 Sawgrass Ln Unit 5001

Replace garage door with same style and look. Work to be done by At Your Service Garage Doors. License #: SCC131153761

Approved ☒ Denied ☐

21. PEPPERTREE I - BMG Homes - 19920 Sawgrass Ct Unit 5501

Landscaping and pavers, back and side. Work to be done by Pavin Paven. License #: U22750

Approved ☒ Denied ☐

22. QUAIL HOLLOW - Steve & Felice Sadicario - 19807 Boca West Dr

Replacement of two bedroom windows with impact windows. Work to be done by New South Windows License #: SCC131152865

Approved ☒ Denied ☐

23. CYPRESS WALK - Norman Zin - 6746 Woodbridge Dr

Tile to tile and flat deck. Re-Roof. Work to be done by Brad's Roofing Co. License #: CCC058077

Approved ☒ Denied ☐

24. BAYWOOD - Henry Chalfin 19496 Bay View Rd

Generator/Tank installation was approved on 4/24/2025. Change location of generator to the other side of the wall. Work to be done by Reliable Power System. License #: EC13005984

Approved ☒ Denied ☐

25. WATERS EDGE - Dianne and Jonathan Brickman - 20051 Waters Edge Dr

Remove kitchen window and sliding glass door. New wall infill with sutcco, repair and exterior painting. Work to be done by Albanese Construction. License #: CGC1538400

Approved ☒ Denied ☐

26. BRIDGEWOOD TH I - Lisa & Nathan Resnick - 802 Bridgewood Pl

Replace all windows and doors with impact hurricane windows/doors: gray glass and bronze frames, including front door. Work to be done by MCI Windows. License #: CBC1256533

Approved ☒ Denied ☐

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

Installation of generator and tank previously approved on 05/20/2025. Needed to change location of tank to under the driveway. Work to be done by Rack Electric. License #: EC13002600

Approved__X__ Denied ____

28. BRIDGEWOOD TH I - Joseph Trankler - 602 Bridgewood Dr

Replace existing west facing windows, sliding glass door and entry door with new impact glass materials. All other windows will be bronze tint. Work to be done. Monster Impact Windows & Doors. License #: CBC1266807

Approved__X__ Denied ____

29. THE ISLAND - Sheldon Yellen 7709 Wood Duck Dr

Roof replacment. Slate 900 Brown Sugar Blakc Antique. Work to be done by Reliant Roofing Systems. License #: CCC050450

Approved__X__ Denied ____

30. LAUREL OAKS - Johanna Dekama - 20090 Boca West Dr Unit 343

Installation of impact windows & doors. Bronze frames and clear glass. Work to be done by Monster Impact Windows & Doors. License #: CBC1266807

Approved__X__ Denied ____

31. CHARTER CAY - Frances Rothman - 19879 D Planters Blvd

Install water repellent and wind repellent blinds on patio - motorized. Work to be done by SPF Screens & Awnings. License #: EC13012133

Approved__X__ Denied ____

32. BRIDGEWOOD TH I - Gary M. Kushner - 1307 Bridgewood Dr

Installation of impact front door, Bronze frames and clear glass with privacy interlayer. Work to be done by Pane Liss Glass. License #: SCC131151694

Approved__X__ Denied ____

33. CYPRESS POINT - Stuart and Sherri Leibowitz - 20483 Linksview Dr

Impact hurricane windows, front door and sliding glass door. Bronze frames and gray glass. Work to be done by Florida Storm Protection LLC. License #: CGC1515827

Approved__X__ Denied ____

34. CEDARWOOD - Deborah & Richard Sosman 7640 Cedarwood Cir

Replace pool deck, pavers, replace water line and pool tiles. Color Ice White and French pattern for pavers. Work to be done by Ross Services. License #: CGC1507522

Approved__X__ Denied ____

35. CEDARWOOD - Deborah & Richard Sosman - 7640 Cedarwood Cir

Replace existing front door and side panel and one upper window. Work to be done by Ross Services. License #: CGC1507522

Approved__X__ Denied ____

36. BAYWOOD - Mindy Retblatt - 19545 Bay View Rd

Replacement of regular 4RW, 5 storefront and 1 sliding glass door for impact hurricane. Bronze frames and bronze tint. Work to be done by Florida Coastal Windows LLC. License #: SCC131153520

Approved__X__ Denied ____

37. WOODBRIDGE - Lee Schlusel - 20417 Woodbridge Ln

Complete teardown & rebuild. Work to be done by NL Construction. License #: CGC1528332

Approved__X__ Denied _____ {Tear down Only}

38. BAYWOOD - Jay Levy - 19628 Bay Cove Dr

Replace tile on back pool deck. Work to be done by Sun Solar Pools. License #: CRC133056.

Approved__X__ Denied _____

39. WIND KEY - Sheldon Schwartz 7818 Wind Key Dr

New Roof. Barcelona 900, color Paradise Island. Work to be done by Best Choice Roofing.
License #: CCC058276

Approved__X__ Denied _____

40. PINELAKE - Gary Slossberg - 3402 Bridgewood Dr

Paver patios and screen enclosure, single screen door. Work to be done by National Home Building & Remodeling. License #: CGC060609

Approved__X__ Denied _____

41. CEDAR GLEN - Eric Raskin - 19444 Cedar Glen Dr

Roof painting. Color Charcoal. Work to be done by Double Eagle Construction. License #:
CGC055117

Approved__x__ Denied _____

42. WOODCREST - Ken Schwebel - 7401 Bondsberry Ct

Add on golf cart barn. Work to be done by Janssen Construction Group. License #: CBC041857

Approved__X__ Denied_____

43. PINELAKE - Michael and Karen Simon 3104 Bridgewood Dr

Install gate to enclose front porch for golf cart. Work to be done by Union Fence. License #:
07-F-13789-X

Approved__X__ Denied _____

Previous Petitions

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__X__ Denied _____

CEDARWOOD - Joann Kaylin - 7710 Cedarwood Cir

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

Approved__X__ Denied _____

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__X__ Denied _____

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

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

CGC055117Approved__X__ Denied _____

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 ☐

CYPRESS POINT - Gary Starr 20410 Linksview Dr

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

Approved ☒ Denied ☐

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

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

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 ☐

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 ☒

Committee Comments

The committee discussed adding specific language regarding tear down/rebuild projects.

Review ACC Violations

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

- Once 180 days pass, will need to file for an extension.
- Construction schedule is required for all teardowns/rebuilds.
- Fining process will start if the deadlines are not met.

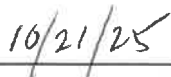
Mrs. Banmiller is working with The Pointe and Woodbridge presidents making the wall look more uniform.

Next Meeting: Tuesday October 21, 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



Date