



# BOCA WEST MASTER ASSOCIATION

## BOCA WEST MASTER ASSOCIATION, INC. ANNUAL REPRESENTATIVES MEETING Friday, March 21, 2025

**Pursuant to call and upon proper written notice, the Annual Representatives Meeting of the Members of Boca West Master Association was held on this date, in the Fazio Room at the Golf & Activities Center.**

Board members present were Danny Bejarano President, Jeff Greenfield, 1<sup>st</sup> Vice-President, Dr. Steven Jonas 2<sup>nd</sup> Vice-President, Ronnie Pollard, Secretary, Ruth Molina, and Liz Rome. Michael Eustace, Executive Director, was also in attendance.

Mr. Bejarano called the meeting to order at 12:00 P.M.

Proper Notice of the meeting was verified, and a quorum was established. Thirty-one (31) villages were represented at the meeting by respective Representatives and Alternate Representatives. Member Villages Representatives' attendance of 50.70% was recorded to establish a quorum.

Minutes of the February 5, 2025 Representatives' meeting were unanimously approved by the Member Representatives.

### **President's Welcome and Introduction**

Mr. Bejarano reported that it has been a good year serving as president to the Board and to the Representatives and through them, the community, to fulfill the commitments that fall into the responsibility of the Master Association. He commended the Security Department and PBSO for responding to incidents and keeping Boca West safe. He also commended the Landscape & Maintenance Department for keeping Boca West beautiful as the landscape is not cheap, but the results speak for themselves. He recognized the Communications & Education committee for taking back the responsibility of offering educational sessions. Mr. Bejarano thanked the Board of Governors and Mr. Matt Linderman for their ongoing collaboration. Both Boards are in this together serving as volunteers and do the best job they can to obtain the best results.

### **Executive Director's Welcome**

Mr. Eustace welcomed the Representatives. He met with most of them at their village meetings and in his office to help with different issues. He commended Mrs. Martinez, Chief Lastella, Captain Perez, Ms. Ellis, Ms. Maxwell and Mr. Turner for their dedication and providing the residents with their full support as the Master Association. He reported that the staff will be moving into the new office space the first two weeks of April. The new office will have meeting rooms for village board meetings and smaller meeting rooms for village board members and property managers to meet with a resident or contractors.

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### **Acknowledgement of the Board of Directors**

Mr. Bejarano advised that Mr. Marc Grumet, Finance Committee Chair, had resigned from the Board as he and his wife are moving to North Carolina to be closer to family. Mr. Bejarano recognized Mr. Jeff Greenfield, Mrs. Liz Rome, Mrs. Ronnie Pollard, Dr. Steve Jonas and Mrs. Ruth Molina for their service and commitment. He thanked Mrs. Elaine Wittlin for serving as President Emeritus.

### **Committee Reports**

#### **Safety & Security**

Mr. Greenfield reported that Boca West has a great Security team led by Chief Lastella, who can rely on the PBSO resources when necessary. Mr. Greenfield reported that he is often asked why Boca West does not have armed guards, and he explained that armed guards require ongoing training and there is an increased insurance liability. There is no need for armed guards when with PBSO Sheriff Deputies are on site 24/7 and if needed, they can provide Chief Lastella with extra Sheriff cruisers and helicopters. It has been his privilege to serve as the chair for the past three years. Mr. Greenfield presented a plaque to Deputy William "Billy" Brigham who will be retiring after serving 15 years at Boca West.

#### **Insurance**

Mr. Greenfield reported that the insurance market has not been good for Florida due to the hurricanes and California wildfires. Mr. Greenfield gave an update on the insurance industry.

#### **Architectural Control**

Dr. Jonas thanked his committee members and reported that they reviewed about 400 petitions over the past year. The goal is to help the homeowners, the property managers and the contractors understand the standards in Boca West and work with them on their exterior home improvement projects. This could not have been accomplished without the support of Mrs. Martinez and Mr. Eustace for their guidance. Mr. Eustace will visit the property, and Mrs. Martinez works with the contractors to make sure the packets are complete. He reported that recently the committee has added new guidelines pertaining to Low e windows, maintaining clean roofs, construction guidelines for golf cart sheds, Low Speed Vehicles (LSV), and deployment of hurricane shutters. He invited the Representatives to attend the Architectural Control Educational session on Tuesday, March 25.

#### **Special Projects**

Dr. Jonas reported that the new office is nearing completion. There will be a conference room with up-to-date technology for Master Association and village board meetings. He reported that the lighting project is more than 75% complete. The project has been going smoothly as the crews are working with minimal interruption to traffic and Mr. Turner's department repair the sod around the new poles. The lights should be operable sometime around mid-April. The removal of the old FPL poles has been an ongoing challenge and Mr. Eustace has been negotiating diligently with FPL

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**Landscape & Maintenance**

Mrs. Pollard reported on the new landscaping on Yamato and expects it to keep growing over the summer. In line with Keeping Boca West Beautiful, is Podocarpus has been planted around the pump station located across from Pinelake. She thanked the committee, Mr. Lawson Turner and his staff for keeping the landscaping beautiful.

**Strategic Planning**

Mrs. Molina reported that the committee regularly evaluates the capital contribution funds to ensure there is adequate funding for future projects. These projects include enhancing the front entrance, providing EV charging stations, and updating the gatehouses for beautification and traffic flow. The committee is working on engaging a PAC for a lobbying effort so the community can have a voice with local government and FLDOT as there are plans to expand the turnpike to 10 lanes resulting in more traffic and noise. The committee is developing a Renter Renovation Program for members so they will have a place to stay in Boca West while their homes are under renovation.

**Communications**

Mrs. Rome reported that the committee has been busy updating the Welcome Book and the Hurricane Preparedness Book, writing the monthly articles for the BWCC magazine, creating eblasts, and determining content for the new website. The committee also creates educational seminars for village boards to educate them on Florida Requirements. She thanked the Representatives for attending the seminars and informed them that information from past seminars can be found on the website. She reported that they are currently planning the village roundtables for villages like to share ideas and resolutions to problems. The committee created a tagline "Keeping Boca West Safe and Beautiful" which will appear on all our eblasts.

**Finance**

Mr. Bejarano reported that the finances are in good shape as Ms. Ellis, Controller, ensures the Master Association remains on budget. He thanked Mr. Schlifke for negotiating the rate on the loan. The initiative this year is to plan for 3-year capital projects with the receipt of the capital contribution fees from new owners.

**Announcement of the New Board of Directors**

Mr. Marc Landes, from Hafer & Co., reported on the results of the election. The three winning candidates were Danny Bejarano, Ronnie Pollard, and Michael Halpern.

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**Good & Welfare**

The Board and Mr. Eustace answered questions from the Representatives regarding EV Charger levels and location, sound barriers along the turnpike, stop sign cameras, engaging a lobbyist, solutions for golf carts riding on sidewalks and increased safety for all those who travel Boca West Master Association roads.

With no further business to discuss, the meeting was adjourned at 12:41 P.M.

Respectfully submitted,

D Bejarano  
Daniel Bejarano  
President, BWMA

Ronnie Pollard  
Ronnie Pollard  
Secretary

12/19/25  
Date