



# BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, October 8, 2025

2:00 P.M.

## Minutes

In attendance: Danny Bejarano, Dr. Steve Jonas, Liz Rome, Michael Halpern. Ruth Molina, Alan Schwartz and Ronnie Pollard were absent (excused). Lisa Furman was absent. Mary Banmiller, Executive Director, was present. Guest: Dr. Phillip Edwards, BWCC; Marianne Jacobs, Grievance Chair.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the September 17, 2025 Board. Dr. Jonas seconded the motion. The Board unanimously agreed, and the motion was carried.

### **President's Message**

On a personal note, Mr. Bejarano thanked the board for their support over the past two months.

### **Committee Chair Reports**

#### Safety & Security

Given the consequences of the recently approved speeding penalties and feedback, the Board discussed how they can support the Grievance Committee to operate more efficiently and continue to promote a better image for the Master Association. The goal is to help the members understand the importance of safety on the roads. Mrs. Jacobs, Grievance Committee Chair, advised that residents need to be notified close to the violation in lieu of receiving three citations. The Board discussed a revised schedule of fines. Mr. Bejarano made a motion to carry out a review on how to adopt a more moderate and accommodating set of penalties for speeding and other road offenses. Dr. Jonas seconded the motion. The Board unanimously agreed and the motion was carried.

#### Architectural Control

Dr. Jonas reported that the community is moving very quickly onto the ARC Tracker platform and as November 1 all petitions will be electronically submitted and reviewed.

#### Finance & Insurance Committee

Mr. Halpern reported that he and Mrs. Banmiller have been monitoring the conversion to Curative Health Insurance and it is going really well. We will be receiving a \$15,000 sign on bonus within the next couple of weeks.

Mr. Halpern reviewed the premiums and savings for the various Property & Liability insurance coverages. He explained that he reviewed the insurance coverages and determined that the Master Association has been over insuring property. His goal is not to cut the insurance to the minimum but to insure what truly needs to be insured. He and Mrs. Banmiller have been working on a savings schedule.

Mr. Halpern reported that the purchase order system will be implemented within the next two weeks. The system will be tested before going live.

The Finance committee is working with Mrs. Banmiller to establish a written standard operating procedure so all employees will know what is expected of them.

Mr. Halpern reported that the committee will be hosting four separate meetings with the village presidents and Hotwire to determine what the village technology needs are and learn about any concerns they have. The Master Association is committed to advocating on behalf of the villages to secure better service and technology.

#### Communication & Education

Mrs. Rome reported she is working with Dr. Jonas on the article for the next Boca West magazine and with Mr. Halpern on the Hotwire small village meetings. The Committee is also working on the eblast schedule and an education session schedule.

#### Special Projects

Dr. Jonas reported that he and Mrs. Banmiller are working on the Suite 105 renovation project. Once he returns, he will continue the Glades front entrance project and the cart path repair project. He is working with Mr. Halpern in terms of budgeting for the projects.

#### Landscape & Maintenance

Mrs. Banmiller reported that the first meeting of the season is scheduled for October 16.

She and Mr. Turner have provided several proposals to the Oakbrook and Fairway Oaks presidents and property managers regarding the landscaping issue and are still waiting on a response.

Mrs. Banmiller reported that residents have strongly suggested changing the winter Impatiens color combinations. The flowers have already been ordered for this season and will take it into consideration for next year. The winter annuals will start to be installed the first week of November.

Mrs. Banmiller received one proposal for the maintenance building, however it was missing 12 bay doors. She asked them to resubmit with the bay doors, which will increase the price. The initial proposal was a little over \$300,000, that includes the roof and the structural beams. She, Mr. Schwebel and Britt met with Walker, the company that did the Club's maintenance facility. They were the only ones that went to bid on the project as this type of building is unique.

The landscaping at the crossing at Woodbridge Dr is almost complete. They will be removing the current cart path and will be extending the cart path that is at the stop sign. She will ask Mr. Schwartz when the stop signs will be reinstalled.

Mrs. Banmiller received three proposals for the hedges along Yamato Rd and Glades Rd. The hedges were hard pruned as they weren't doing well and we received complaints as now the villages along that strip can see the traffic. Money was allocated in the budget to fix the area.

Grievance

No new business.

Strategic Planning

There was no business to report.

Legal

There was no business to report.

**Executive Director's Report**

The culverts on Course I needed to be cleaned so that the Club can obtain the permits to begin renovation. They had never been cleaned nor repaired in previous years. Once the project is complete, further repairs will not be needed for several years. She advised that part of our reserve study does call for us to set aside \$100,000 a year for these repairs. Mr. Bejarano commended Mrs. Banmiller for her weekly update reports to keep the Board informed.

**New Business**

Dr. Jonas reported that he received a lot of negative feedback regarding the vendor transponder program and he would like to cancel the program. Dr. Jonas made a motion to cancel the vendor transponder program. Mr. Halpern seconded the motion. The Board unanimously agreed, and the motion was carried.

Dr. Jonas reported that he, Mr. Mark Hirschhorn, Mr. Halpern and Mrs. Banmiller will be meeting with Stop for Kids.

**General Good & Welfare**

Dr. Edwards reported that there is a Club Leadership program that is meeting next week which Dr. Jonas and Mrs. Banmiller will be presenting and commended them on their slide presentation. The focus is on how the Club and the Master Association are working together.

**Adjournment**

With no further business to discuss, the meeting was adjourned at 3:03 P.M.


**Next Meeting Date:**

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

Respectfully submitted,



Daniel Bejarano  
BWMA, President



Date



Ronnie Pollard  
Secretary