



BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting
Tuesday, October 21, 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

- ARC Tracker Conversion Update
 - Extension/Change Form
- Monday, November 17: ARC Training 3:00 PM Fazio/Dye Room

New Business:

1. PLANTERS POINT - Neal Hochberg - 19620 Planters Point Dr

Roof: Stone Mountain Blend. Gutters white. Work to be done by Sea Breeze Roofing. License #: CCC1328689

Approved ☒ Denied ☐

2. LAUREL OAKS - Eric Ziskend - 20080 Boca West Dr Unit 428

Replace window and doors with impact. Bronze frames and bronze glass. Work to be done by A Constcrtuction Inc. License #: CGC1535189

Approved ☒ Denied ☐

3. PINELAKE - Iris Bordman - 3203 Bridgewood Dr

Pavers in two front patios with extension to sidewalk on the left for golf cart access. Work to be done by Paven Mavin. License #: U-22750

Approved ☒ Denied ☐

4. ISLAND COURT - Island Court HOA - c/o Mahogany Services

Repairs needed to fron entrance monument that is leaning over and in danger of falling. Letters will remain identical to existing (back lit). Just changing the face of the wall and the column. Work to be done by Budget Signs. License #: U12737

Approved ☒ Denied ☐

5. CEDARWOOD - Joann Kaylin - 7710 Cedarwood Cir

Change pavers on driveway. Take up existing driveway and replace with 12x12 pavers. Pave front area of home with 12x24 pavers. Plant Clusia in front of fence. Work to be done by V&M Paverscape. License #: 2021132846.

Approved ☒ Denied ☐

- 6. SABAL LAKE - Jaclyn and Paul Reichenberg - 19365 Sabal Lake Dr**
Acorn chairlift to be installed. Note: White only, no cream. Work to be done by Acorn Stairlifts.
License #: ELC789
Approved ☒ Denied ☐
- 7 PEPPERTREE I - Peppertree I - c/o Residential Mgt Concepts**
Siding to be removed on all 70 units and replacing with stucco, white paint color mixed into stucco. Work to be done by LML Partners. License #: CCC1335324
Approved ☒ Denied ☐
- 8. PEPPERTREE I - Peppertree I - c/o Residential Mgt Concepts**
Remove old roof tiles on all 70 units and replace with 2 tone gray roof tiles. Work to be done by Innovative Roofing. License #: CCC1331724
Approved ☒ Denied ☐
- 9 WOODBRIDGE - Robyn Mohr - 20507 Woodbridge Dr**
Change Request: New driveway design and landscaping. Work to be done by Double Eagle.
Approved ☒ Denied ☐
- 10 LAKEWOOD GARDENS III - Lakewood Gardens III c/o Harlan Rausch - 7709 Lakeside Blvd Unit G17**
Hang outside light fixture on post for 32 lights in front of units. Lakewood Gardens III handyman will do installation.
Approved ☒ Denied ☐
- 11. ARC Tracker PEPPERTREE II - Charlie Flaxman - 19710 Sawgrass Dr Unit 3301**
Windows & Sliding Glass Door Installation
Approved
- 12. ARC Tracker PEPPERTREE II - Charlie Flaxman - 19710 Sawgrass Dr Unit 3301**
Porcelain Paver Installation for new patio
Approved
- 13. ARC Tracker PEPPERTREE II - Charlie Flaxman - 19710 Sawgrass Dr Unit 3301**
Generator Installation
Approved
- 14. ARC Tracker CLUBSIDE - Mitch Rechter - 21260A Clubside Dr**
Back patio and BBQ pad
Approved
- 15. ARC Tracker CLUBSIDE - Malcolm Idelson - 21235D Clubside Dr**
Back Patio
Need Village Review
- 16. ARC Tracker CEDAR GLEN - Ruth Katz - 19349 Cedar Glen Dr**
Generator Installation
Approved
- 17. ARC Tracker CEDAR GLEN - Ruth Katz - 19349 Cedar Glen Dr**
Demo and replace Pool Patio
Approved

- 18. ARC Tracker CEDAR GLEN - Ruth Katz - 19349 Cedar Glen Dr**
Landscaping
Approved
- 19. ARC Tracker CEDAR GLEN - Ruth Katz - 19349 Cedar Glen Dr**
Roof and Skylights
Approved
- 20. ARC Tracker CEDAR GLEN - Ruth Katz - 19349 Cedar Glen Dr**
Garage Door
Approved
- 21. ARC Tracker CYPRESS WALK - Howard Sysler - 6778 Woodbridge Dr**
Generator Installation
Approved
- 22. ARC Tracker CYPRESS WALK - Howard Sysler - 6778 Woodbridge Dr**
Replace existing pavers for the pool deck
Approved
- 23. ARC Tracker LAUREL OAKS - Larry Horowitz - 20100 Boca West Dr**
Shutters to replace sunshades
Approved
- 24. ARC Tracker LAUREL OAKS - Bruce Hurwitz 20090 Boca West Dr Unit 355**
Windows and Doors
Approved
- 25. ARC Tracker LAUREL OAKS - Dennis Haber - 20100 Boca West Dr Unit 148**
Sunshades for terrace
Need Village Review
- 26. ARC Tracker WOODCREST - Jonathan Falk - 7425 Bondsberry Ct**
Window replacement.
Need Village Review
- 27. ARC Tracker BAYWOOD - Henry Chalfin - 19496 Bay View Rd**
Retaining Wall
Approved
- 28. ARC Tracker CHAPEL CREEK - Brad Segal - 19223 Chapel Creek Dr**
Pavers around pool
Missing Information
- 29. ARC Tracker BRIDGEWOOD VILLAS - Dale Chodos 404 Bridgewood Ct**
Windows
Missing Information
- 30. ARC Tracker WOODCREST - Pati Kern - 7409 Bondsberry Ct**
Construction of pool
Need Village Review
- 31. ARC Tracker BRIDGEWOOD TH II - Jason Fruman - 2401 Bridgewood Dr**
Patio pavers
Need Village Review

- 32. ARC Tracker BAYWOOD - Claudia Adler - 19713 Bay Cove Dr**
Awning
Approved
- 33. ARC Tracker BRIDGEWOOD MR I - Eileen & Marc Grubard - 1564 Bridgewood Dr**
Hurricane window
Need Village Review
- 34. ARC Tracker BRIDGEWOOD TH I - Robert Teich and Jessica Beck 1109 Bridgewood Place**
Install brick pavers
Need Village Review
- 35. ARC Tracker BRIDGEWOOD TH I - Jack Beck - 1203 Bridgewood Pl**
Install brick pavers
Need Village Review
- 36. ARC Tracker THE POINTE - Steven Singer - 20566 Linksvie Cir**
Generator Installation
Approved
- 37. ARC Tracker THE POINTE - Steven Singer - 20566 Linksvie Cir**
Roof Installation
Approved
- 38. ARC Tracker THE POINTE - Steven Singer - 20566 Linksvie Cir**
Pavers
Approved
- 39. ARC Tracker FAIRWAY POINT II - Jessica Weitzman 20320 Fairway Oaks Dr Unit 364**
Windows & Doors
Approved
- 40. ARC Tracker THE COVE - Herb Seloff - 1001 Boca West Dr**
Windows
Approved
- 41. ARC Tracker PINELAKE - c/o Dana Goldberg - Pinelake Village Entrance**
Pinelake entrance sign
Approved
- 42. ARC Tracker PEPPERTREE I - Marni Goldschmidt - 20010 Sawgrass Ln Unit 4303**
Replacing windows
Need Village Review
- 43. ARC Tracker BRIDGEWOOD VILLAS - Brenda Lipman 204 Bridgewood Ct**
Entry door with sidelight and one window
Need Village Review

Previous Petitions

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 3: U18141

Approved___ Denied X

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___

WOODBIDGE - Lee Schlussel - 20417 Woodbridge Ln

Demolition of home. Work to be done by NL Construction. License #: CGC1528332

Approved X 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 X Denied___

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___

Review ACC Violations

The Committee reviewed the violations list.

Next Meeting: Tuesday November 18, 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

11/18/25

Date