



BOCA WEST MASTER ASSOCIATION

LANDSCAPE & MAINTENANCE COMMITTEE MEETING

Tuesday, November 11, 2025; 11:00 A.M.

Minutes

In attendance: Ronnie Pollard, Steve Becker, Gary Stein, Herbert Getzels and Kenneth Sher. Mary Banmiller, Executive Director, and Lawson Turner, Director of Landscape and Maintenance, were also in attendance.

Mrs. Pollard called the meeting to order at 11:06. Mrs. Pollard made a motion to approve the October 16, 2025 meeting minutes. The committee unanimously agreed, and the motion was passed.

Chairman's Overview

The committee discussed the front entrance renderings and made the following recommendations:

- Eliminate the benches.
- Eliminate some of the waterfalls on the living walls.
- As the living walls are difficult to maintain, the committee will come up with another concept that does not require heavy maintenance.
- Remove the logo as it should not be on each wall.
- The front entrance should not be very modern as it will not reflect the community.
- The fountain on Glades will be removed.

The front entrance project will take about 24 months from start to finish. It will take at least a year to obtain all of the permits.

Landscape & Maintenance Director's Report

Mr. Turner reported that the first week of November is when the winter annuals start being planted. The entire project takes a total of six weeks to complete.

The culverts are being cleaned so the water around the fountains will appear dirty until the silt passes through.

Mr. Turner reported that the hedges along Glades and Yamato need to be replaced and he is working on how best to fund the project. He received several quotes and with \$200,000 he will be able to replace the hedging along both roads with Arvicola and Clusia. Although they are fast growing plants, it will take time for them to fill the sparse areas. There are several dead trees along the eastern part of the community along Glades, which includes an area by Cedarwood that is narrow and difficult to access. The committee discussed which palms would be the best to replace the dying trees.

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Maintenance Building Repairs

Mrs. Banmiller reported on the maintenance building repairs. She will have to find another company to replace the bay doors.

Street Lighting by Boca West Realty

Mr. Turner reported on the parking lot lights in the Boca West Realty parking lot that have been out for quite some time. The reason for the outage is not related to the lighting project but could be due to the age of the poles. Mrs. Banmiller sent a letter to Mr. Norman Rappaport asking him to repair the lights and maintain the landscaping.

Holiday Lighting

Mr. Turner reported that the holiday lights have been hung and will be lit on November 15. The owner of Randy's Holiday Lighting sold the business and there has been some miscommunication with the new management. The Master Association signed a three-year contract with one more year left on the contract.

Other

The committee discussed the landscaping at the Jog Rd entrance and recommended replacing the Nellie Artisans and Juniper Sparkles with Japanese Blueberry as they have a similar look.

Mr. Turner reported on the sodding project around the new light poles. Sodding companies sell sod by the pallet and charge for the labor. To save money, his team has been replacing the sod.

There is a rain gauge at Security and if it reaches around 12+ inches in the middle of the night, Security will call Mr. Turner and he will come in to turn on the pumps. The rain from Glades, Jog and Yamato all drain into our lakes. The pumps kept the levels normal even with all the rain we received in October.

Mrs. Pollard made a motion to adjourn the meeting. 12:02 PM.

Next Meeting: Tuesday, December 9, 2025 @ 11:00 A.M.

Respectfully submitted,



Ronnie Pollard
BWMA Secretary, Committee Chair

12/9/25
Date