



BOCA WEST MASTER ASSOCIATION

SAFETY & SECURITY COMMITTEE MEETING

Tuesday, November 18, 2025 at 10:45 A.M.

Minutes

In attendance: Dr. Steven Jonas, Chair, Howard Attermann, Joel Macher, Alan Singer, Cheryl Stern and Ron Roth. Liz Rome, Communications & Education Chair, Mary Banmiller, Executive Director, Chief Joseph Lastella and Sean Wasloff, Security Administrator, were also present.

Dr. Jonas called the meeting to order at 10:45 A.M. and established a quorum. Dr. Jonas made a motion to approve the October 15, 2025 minutes. The committee unanimously agreed, and the motion was passed.

Chairman's Overview

Dr. Jonas reported that he is the interim chair for the committee. He thanked the committee for their service as a lot has been accomplished, while some issues needed to be addressed at the Board level.

Dr. Jonas advised that this committee is about safety, security and education. As there is a lot of action in Boca West, the goal is to get people to slow down, stop at the stop signs, and observe that there are cyclists, pedestrians, and golf carts on the roads. The majority of people are in retirement and want to enjoy their lifestyle and we from the Master Association Board and as a committee want to be supportive in that endeavor. He advised that the Board recognizes that there is a need for rules and regulations, but we do not want to become a police state. From the Board's standpoint, moving forward, we want to stay with that type of mentality.

Dr. Jonas reviewed the Board's revised fining schedule. It was important to the Board to clean up the backlog of citations. According to Florida Statutes 720, fining cannot be over \$100. After the fourth citation, Chief Lastella will speak with the members on an individual basis. The Boca West Master Association Grievance Committee can only support fining and transponder suspension. The committee discussed bringing repeat offenders to the Club's Grievance Committee. Dr. Jonas advised that option is to be used only for serious offenders who have paid numerous fines, transponder suspension and still disregard the rules and pose a danger to the members.

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Vendor Transponder Program

Dr. Jonas advised that the Board tabled the transponder program for vendors. We had a very poor response to it from members and vendors were not interested in signing up.

Security receives a report of all the Club's events. Chief Lastella explained that the guards double up at the gates and use iPads to check people in when the lines get long. This procedure is very efficient and effective in managing traffic at the gates.

New Security Software Program

Chief Lastella reported that ABDI, the gate entrance program security uses, has been nonresponsive to Security's concerns since it was purchased by another company.

He proposed to the committee to see what their interest would be in moving forward with another program for the gate entry. Security interviewed 3 companies, including ABDI and did a price comparison. Entrance IQ contract is \$4500 per month, and a 3-year contract can be negotiated. The new company has all the requirements we need. The program will cut the violation letters that are mailed in half as the system has the capability to send the citations automatically via email. The program offers texting ability so if there is anything going on at the gates or if there is a Club function, Security can notify the entire community. The new system would not affect the transponders. Entrance IQ does have its own gate access program which will be rolled out in phases. The transition will be seamless as they have a customer service program to assist residents. Mr. Wasloff and the office security staff can also assist the residents. Dr. Jonas made a motion to accept the contract. The Committee unanimously agreed and the motion was carried. Mrs. Banmiller will have Mr. Hirshhorn review the contract.

Mrs. Rome and her committee will assist in educating the residents of all the changes associated with Safety & Security so people understand what they need to do. The Board and the committees do separate work and the Communications & Education committee relays the information to the residents via eblasts and education sessions.

Stencils on Boca West Dr

Bicyclists and golf cart stencils were placed on Boca West Dr to remind cyclists and golf carts to keep to the right.

Security Office Renovation

The Security office will be expanding to suite 105 so Mr. Wasloff will be able to better attend to the residents.

Director of Security Report

Chief Lastella reviewed the October Security report.

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Committee Member Comments

The committee discussed recommending that cyclists and those who use electric scooters, especially children, wear helmets.

The committee discussed the issue of cars and golf carts not stopping at stop signs. The Board is still considering the best way to manage the issue. The Board will now receive monthly reports from the Grievance chair, so they are aware of what the issues are and can determine how best to help.

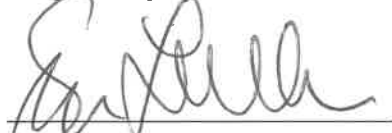
Vendors coming through Yamato cause traffic to back up which can cause cars to be rear ended. Vendors and contractors should enter through Jog as it has a longer entrance. Dr. Jonas will present the request to the Board.

Adjournment

With no further business to discuss, the meeting was adjourned at 11:58 A.M.

Next Meeting Date: There will be no meeting in December.

Respectfully submitted,



Dr. Sean Lenehan

Director, BWMA BOD

13 Jan 2026

Date