



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Monday, December 8, 2025

1:30 P.M.

Minutes

In attendance: Danny Bejarano, Dr. Steve Jonas, Liz Rome, Ronnie Pollard, Michael Halpern and Dr. Sean Lenehan. Mary Banmiller, Executive Director, were present.

Guest: Dr. Phillip Edwards, BWCC.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the November 20, 2025 Board meeting minutes. The Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano made a motion to appoint Dr. Sean Lenehan to fulfill Mr. Alan Schwartz's remaining term until March 2026. Mr. Halpern seconded the motion. The Board unanimously agreed and the motion was carried. Mr. Lenehan will serve as the Safety and Security Chair.

Mr. Bejarano reported that Mrs. Ruth Molina resigned from the Board and the Board will be appointing someone for her replacement.

Committee Chair Reports

Grievance Committee

Mrs. Banmiller reported that there was no committee meeting this month as all the citations were warnings. She also reported that the Grievance Committee is concerned about the new fining schedule as the first offense is considered a warning regardless of the speed. They consider anyone going 20 MPH over the speed limit as reckless driving and should be an automatic fine as they are putting the community in danger. The Board discussed the concern. Mr. Bejarano made a motion that members driving 45 MPH or above will receive a fine and lose the right to receive a warning. The Board unanimously agreed and motion was carried.

Architectural Control

Dr. Jonas reported that the new ARC Tracker system is working very well and we are working through the learning curve. Mrs. Martinez has been assisting the homeowners, property managers and contractors with accessing the program. He expects the process to be seamless within the next two months. There will be a \$50 charge effective January 1, 2026 for all petitions submitted.

Dr. Jonas reported through the Meet & Greet meetings, he learned that members are concerned about interior projects not being permitted. The Architectural Control Committee cannot assume responsibility but can educate the villages about adding into their requirements that internal projects must be permitted.

Finance & Insurance

Mr. Halpern reported that the purchase order system is working very well and allows for more tracking ability on what is being ordered, how much is paid, and for what department. The committee will be investigating how to save money on office supplies and equipment and will have more to report at the next meeting. Mr. Halpern reported that the committee will continue collaborating with the Club on the fuel consolidation project to achieve savings for both entities.

He reported that there was a \$10,250 annual savings from in the insurance premiums. The Board discussed how communities over insure their assets and pay higher premiums. The committee will continue to monitor what needs to be insured.

Mr. Halpern reported that he has two committee members that are CPAs and are reviewing the audit. He will have them make recommendations to the audit company. Mr. Halpern advised that the two committee members have met with the auditing company and are pleased with the services.

Mr. Halpern reported that the committee is reviewing the Comcast contract as their cable boxes which are located throughout Boca West are in disarray and need maintenance. He is working with the attorneys on a contract to determine how we can require Comcast to maintain their equipment. There are some members who still use Comcast so the equipment cannot be removed.

Mr. Halpern reported that Mr. Mark Hirschhorn continues to review the Stop For Kids contract. A letter was mailed to them offering to cover them for the expenses incurred for setting up the system.

Mrs. Banmiller reported on the savings with the new lights. The old lights were using 80% more electricity than the new LED lights and the Master Association received savings on the sales tax for the past three years. As an HOA, the Master Association is exempt from paying sales tax on FPL bills.

Mr. Halpern advised that the committee will be looking at the cash flow when paying bills to save on the interest.

Communications & Education

Mrs. Rome reported that even though the turnout was minimal at the Meet & Greet meetings, there were productive discussions among those who attended. The education programs have been scheduled throughout the season. The committee continues to work on the eblasts to make them more readable and more friendly.

Safety & Security

Dr. Jonas reported that the committee discussed the need for a stop sign program that Security can monitor on its own. The committee recommended having all contractors go through Jog entrance to ease the traffic at the Yamato gate.

Special Projects

Dr. Jonas reported that Mrs. Banmiller received two quotes for the Security office renovation. Dr. Jonas made a motion to have Mr. Ricky Spiener from G. O'Brien Construction, do the renovation of the Security Offices for \$55,000. The Board unanimously agreed and the motion was carried. Mrs. Banmiller will have Mr. Hirshhorn review the contract.

Dr. Jonas commended Mrs. Banmiller for having the sod placed around the light poles for the final inspection. He is waiting for the engineer's report.

Dr. Jonas reported that InSite Studios will be attending the Representatives' meeting on Friday, December 12 to present the Glades entrance rendering.

Landscape & Maintenance

Mrs. Pollard reported that the winter flowers have been planted. Mrs. Pollard reported that the presidents of the five villages that border Yamato Rd have been asked if they would like to have new hedges planted now or if they prefer to wait until Spring 2026, during the growing period. The turnpike expansion includes expanding the bridge over Yamato Rd and there is an area that has been staked out. If FLDOT removes that vegetation, new hedges cannot be planted until the expansion project is completed. Mrs. Banmiller is waiting on FLDOT's response.

The playground has been cleaned and ready for the holiday season.

Strategic Planning

There was no business to report.

Legal

There was no business to report.

Executive Director's Report

Mrs. Banmiller reported that Security was having issues with ABDi's response time. She and Chief Lastella interviewed three companies and presented Entrance IQ to the Safety & Security Committee. They negotiated out of the upfront cost by extending the 1-year contract to a 3-year contract with a 30-day out with or without cause. The new program will be rolled out slowly to the community. Mrs. Banmiller reported on the culvert cleaning project. Four culverts will be cleaned this year, and the remaining will be included in next year's budget. Going forward, money will be allocated each year to clean the culverts the recommended every 5 years.

New Business

Mr. Rashkin presented the Medical Guardian program, which is an emergency button for people who are fall risks.

Mrs. Banmiller reported that the electric mowers cost about \$29,000. She will speak with Mr. Halpern to determine if there is money in the budget for the mowers as there are planned projects that need to be completed.

General Good & Welfare

There was discussion about the Club possibly using electric mowers, FPL lines on the berm on course being renovated and Lakewood Community, and low speed vehicles

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Adjournment

With no further business to discuss, the meeting was adjourned at 2:37 P.M.

Next Meeting Date:

Regular Board meeting: Wednesday, January 28, 2025 @ 2:00 P.M.

Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

1/6/2026

Date