



BOCA WEST MASTER ASSOCIATION

LANDSCAPE & MAINTENANCE COMMITTEE MEETING Tuesday, December 9, 2025; 11:00 A.M.

Minutes

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

Mrs. Pollard called the meeting to order at 11:07. Mrs. Pollard made a motion to approve the November 11, 2025 meeting minutes. The committee unanimously agreed, and the motion was passed.

Chairman's Overview

There was no news to report.

Landscape & Maintenance Director's Report

Mr. Turner reported that the culvert cleaning that was required for the Course I renovation was completed. There were only two culverts that needed to be cleaned before a permit could be issued. A diving company was hired to clean the pipes. The culverts have never been cleaned and will be included in the budget to maintain them going forward. The remaining culverts have been tabled for now. As part of the renovation, the Club is removing a lot of the boundary trees along the turnpike and is building a 30 ft berm. The Master Association and the Club Landscape Departments will lose space for mulch piles and vegetation that are accumulated. Mr. Turner is working on some solutions with the Club.

Front Entrance

The renderings will be presented at the December Representatives' meeting.

Yamato and Glades Perimeter

Mrs. Banmiller asked the village presidents whose communities border Yamato if they would prefer to replace the plantings now or wait until March during the growing season. She has only received responses from one community. There are pros and cons if we plant now or if we plant later. If we take them out now and purchase 15-gallon plants, the traffic will be visible to the communities. We can't do sections at a time as it is too expensive to have the company come out multiple times. They bring their machinery to remove the dead landscaping and bring the machinery to plant new landscaping. If we wait until the spring, the residents will not be affected as they are leaving and there will be a growing period before they return. As part of the turnpike expansion project, the Yamato bridge will also be expanding which will take up some of our easement where the hedges are. Mrs. Banmiller contacted FLDOT to confirm whether they will be removing those hedges as we don't want to plant new hedges only to have them removed. FLDOT will be responsible for replacing any landscaping.

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If the bridge expansion is two years out, we will plant new material and they will have to replace it at the same height as when it is removed. The bridge expansion project can take up to three years to complete. We will have to petition for a sound barrier along Yamato. Mrs. Banmiller is investigating if FLDOT will be building a sound barrier along the turnpike. Mrs. Pollard will call the village presidents.

If we decide to move forward with the Glades perimeter as it is a shorter project, we will need to check with the vendor to make sure we are not charged for coming out twice. Our goal was to do both projects at the same time. The estimated cost to do both projects is \$200,000.

Winter Flowers

Mr. Turner reported that they are in the last week of installing the winter flowers and then the team will return to normal maintenance.

Holiday Lighting

Randy's Holiday Lighting sold their business to another company and is experiencing some struggles. We only have one more year in the contract so we will have some time to vet other vendors. Mr. Turner and Mrs. Banmiller toured the entrances and determined other areas that can be enhanced with lights. After the holidays, Randy will provide a quote on additional areas, mostly on Glades and possibly beyond the gatehouses.

Other

Mr. London spoke about his concern regarding the landscaping along Yamato and offered to contribute to the area behind his home. Mr. Turner explained the challenges of landscaping the area and assured him we are going to do the best we can to properly landscape the area. The committee discussed options to landscape the area and cost.

Mrs. Banmiller will call an arborist to look at the trees that border Fairway Oaks and Oakbrook.

Mrs. Pollard made a motion to adjourn the meeting. 12:08 PM.

Next Meeting: Tuesday, January 13, 2025 @ 11:00 A.M.

Respectfully submitted,



Ronnie Pollard
BWMA Secretary, Committee Chair

1/13/26
Date