



BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting
Tuesday, January 20, 2026
9:00 AM
MINUTES**

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Eric Sacks, Leslie Schneider, Stacey Cohen and Lisa Yarnell. Brad Singer was 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 November 18, 2025 minutes were approved as written.

Chairman's Review

Dr. Jonas reminded the committee to look at the roofs when visiting the site, especially with solar panel installations. Dr. Jonas reported that with more tear down and rebuild petitions, a new category has been added to the ARC Tracker for these petitions. One of the requirements is to provide a 3 month construction schedule and a full construction schedule. The approval is for 180 days, and once the date approaches, the homeowner will need to apply for an extension.

New Business

1.	John Hynes	6765 Woodbridge Dr	Cypress Walk	Tile roof replacement	Approved
2.	Gail Ponzek	19930 Sawgrass Ct Unit 5403	Peppertree I	Generator Install	Approved
3.	Roger Luskind	7536 Rexford Rd	Wedgewood	Replace current landscaping. Work to be done by Richard S King of Annco	Approved
4.	Elliott Horowitz	19442 Island Court Dr	Island Court	Install Awning at back patio	Approved
5.	Gail Feuer	19950 Sawgrass Ln Unit 5202	Peppertree I	Replacing one fixed window with impact	Approved
6.	Brenda Lipman	204 Bridgewood Ct	Bridgewood Villas	Remove and replace entry door with sidelight and one window with impact product bronze frame and gray tint privacy glass.	Approved
7.	Marni Goldschmidt	20010 Sawgrass Ln Unit 4303	Peppertree I	Replace existing picture window in master bedroom with impact glass, replace 2 front second bedroom windows with impact glass. Replace front door and side panel with impact hurricane material and glass	Approved

8.	Joel Kotick	19340 Cedar Glen Dr	Cedar Glen	Install solar panel on roof	Approved
9.	Domenic Spinale	3206 Bridgewood Dr	Pinelake	Install pavers identical to adjoining neighbor.	Approved
10.	Michael Mintz	19458 Waters Reach Ln Unit 602	Waters Reach	Siding installation	ACC Review
11.	Howard Sysler	6778 Woodbridge Dr	Cypress Walk	Replace existing pavers with new pavers for driveway and path. Widen driveway up to 4 ft on left side	Approved
12.	Mark Singer	19640 Sawgrass Cir Unit 300	Peppertree III	Replacing complete garage door bringing it up to code	Approved
13.	Ron Satnik	7637 Wood Duck Dr	The Island	Re-Roofing of residence	Approved
14.	Andrea Levy	7548 Mahogany Bend Ct	Mahogany Bend	Supply and Install 3 glass frame garage doors	Approved
15.	Ron Satnick	7637 Wood Duck Dr	The Island	In addition to the individual approval letters for the roofing, exterior windows and doors, exterior staircases and railings, and garage door replacements, this letter confirms approval for all exterior work as depicted on the building plans prepared by S	Approved
16.	Ron Satnik	7637 Wood Duck Dr	The Island	Exterior windows and doors replacement as per architectural plans. ES windows with bronze frames and glazing. 1/4 clear HS+0.09 PVB clear + 1/8' gray hs.	Approved
17.	Tommy and Bobbie Leflein	7095 Woodbridge Ct	Woodbridge	Request for Change: Adding patio, landscaping and driveway. Work to be done by Keran Corp.	Ask homeowner to resubmit minus the sculpture
18.	Bob Golden	Sawgrass Dr Unit 503	Peppertree II	Replacing current fabric awning with new fabric	Approved
19.	Donald Nelson	2404 Bridgewood DR	Bridgewood TH II	Replacement of windows and sliding glass door to impact	Approved
20.	Steven Singer	20566 Linksvie Cir	The Pointe	Watertite Gutter	Approved
21.	Bonnie Hoffman	20100 Boca West Dr Unit 138	Laurel Oaks	Sunshades for patio	Approved
22.	Steve Singer	20566 Linksvie Cir	The Pointe	Front Door	Approved
23.	Aneudy Gonzalez	7115 Cedarwood Cir	Cedarwood	Permanent Generator	Approved
24.	David Zuker	6872 Woodbridge Dr	The Pointe	Screen enclosure around poole speed bump as you drive towards the other Peppertree entrance	Approved

25.	Bridgewood TH II	2000 Bridgewood Dr	Bridgewood TH II	New roof village of Bridgewood	Approved
26.	Henry Schneider	21216 D Clubside Dr	Clubside	Outdoor patio in rear of home with pavers	Approved
27.	Ron Satnik	7637 Wood Duck Dr	The Island	Replacement of garage overhead doors	Approved
28.	Karen Miller	7768 Lakeside Blvd Unit 573	Lakewood MR II	Replace window in primary bedroom	Approved
29.	Joe Fowler	7786 Lakeside Blvd Unit 685	Lakewood MR IV	Enclose kitchen patio with hurricane glass sliding doors and windows. Replace existing master bedroom sliding glass door with hurricane impact glass sliding doors/windows	Approved
30.	Howard Feig	20011 Waters Edge Dr	Waters Edge	Replacement of all windows and sliders with hurricane rated glass	Approved
31.	Mark Strickler	19470 Waters Reach Ln Unit 704	Waters Reach	Replacing two windows and one sliding glass door with bronze frames and clear impact glass	Approved
32.	Roger Luskind	7536 Rexford Rd	Wedgewood	Luke of The Pavin Maven has replaced a number of driveways on our street. The footprint will remain the same as the current driveway. The pavers will be a light gray/silver gray entitled Catalina Grana Titanium, similar to other nearby installations. A sa	Approved
33.	Roger Luskind	7536 Rexford Rd	Wedgewood	Our backyard fence is to be replaced with an identical style fence in the exact same location of the existing fence. It will match our neighbors installations. The desired start date below may be overly optimistic.	Approved
34.	Arnold Sherrin	7792 Lakeside Blvd Unit 605	Lakewood Gardens 2	Replace nonimpact sliding glass door patio enclosure with hurricane impact sliding glass doors. Bronze frames, gray tinted glass.	Approved
35,	Bridgewood TH II	Buildings 2000-2400	Bridgewood TH II	Exterior painting	Approved
36.	Jack Hendler	7464 Bondsberry Ct	Woodcrest	Repairing covering apron at garage entrance	Cancelled
37.	Shari Cohen	19426 Chapel Creek Rd	Chapel Creek	Installation of aluminum fence. Budget Fence. License #: U22038	Approved
38.	Joan Fleischman	20090 Boca West Dr Unit 341	Laurel Oaks	Install new impact single hung windows and sliding glass patio doors	Approved
39.	Michael & Shari Cohen	19426 Chapel Creek Dr	Chapel Creek	Replace gate on pool side, add planting walls and water feature. Replace old flowers with new beds and and add turf to the side of the house.	Approved

40.	Joseph Balinsky	19288 Chapel Creek Dr	Chapel Creek	New garage door	Approved
41.	Linda Kaplan	19375 Sabal Lake Dr	Sabal Lake	Exterior Elevator	Approved
42.	Stanley Greene	20010 Sawgrass Ln Unit 4302	Peppertree I	Replace front door with impact door and replace windows with impact windows	Approved
43.	Shari Cohen	19426 Chapel Creek Dr	Chapel Creek	Replace aluminum fence. Work to be done by Budget Fence. License #: U-22038. The HOA is authorizing the fence installation in connection with, and allowing use of, the adjacent property located at 7715 Golfside Dr.	Approved
44.	Carole Gabay	19659 Island Court Dr	Island Court	Re-Roofing of home	Approved
45.	Steve Etter	7721 Wood Duck Dr	The Island	Exterior Painting	Approved
46.	Andrea Levy	7548 Mahogany Bend Ct	Mahogany Bend	Install fence at backyard	Approved
47.	Francine Sokol	7802 Lakeside Blvd Unit 771	Lakewood MR IV	Push out both terraces in master bedroom and use specified impact glass windows	Approved
48.	Mitch Koval	19509 Bay View Rd	Baywood	Replacing old impact door with new one	Approved
49.	Debra Pastolove	19236 Chapel Creek Dr	Chapel Creek	Total Home Renovation	ACC Member Review
50.	David Feinsod	19540 Sawgrass Dr Unit 1402	Peppertree III	Hurricane high impact entrance door with permit	Approved

51.	Lisa Hanges	7703 Cedarwood Cir	Cedarwood	Replace driveway pavers and pool deck, move fence/gate closer to house to install landscaping, remove hedge across front and replace with landscaping. Replace brick patios in back with paver patios relocate small hedges in back of house with landscape bo	Approved
52.	Rhonda Goodman	1864 Bridgewood Dr	Bridgewood MR II	Replacing windows/doors, relocating corner balcony doors	Approved
53.	Arbor Lake	c/o Excel Management	Arbor Lake	Replace ficus along Boca West Dr with Clusia	Cancelled
54.	Eric Sacks	7435 Woodmont Ct	Woodcrest	Continuation of previously aproved ARB walkway pavers to match. The pavers were on backorder and finally came in.	Approved

Previous Petitions

Ellen Miller	19884-D Planters Blvd	Charter Cay	Pavers	Cancelled 02/04/2026 by homeowner
Joel Fowler	7786 Lakeside Blvd Unit 685	Lakewood MR IV	Enclose kitchen patio with hurricane doors and windows. Replace windows & doors in master bedroom	Approved
Amy Futterman	19685 Waters Bay Ct, Unit 1202	Waters Bend	Hot tub installation	Cancelled 02/04/2026 by homeowner
Howard Sysler	6778 Woodbridge Dr	Cypress Walk	Widen driveway	Approved
Jack Beck	1203 Bridgewood Pl	Bridgewood TH I	Install brick pavers	Approved
Pati Kern	7409 Bondsberry Ct	Woodcrest	Construction of pool	Cancelled

Next Meeting: Tuesday, February 24, 2026 @ 9:00 A.M.

With no further business to discuss, the meeting was adjourned at 3:38 P.M.



Dr. Steven Jonas
Chairman, Board of Directors

2-24-26

Date