



BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting
Tuesday, November 18, 2025
9:00 AM**

Minutes

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Brad Singer and Eric Sacks, Leslie Schneider, Stacey Cohen and Lisa Yarnell were absent. Mary Banmiller, Executive Director, and Alyssa Martinez, Executive Assistant, were also in attendance. Guest: Robert Thomson, ARC Tracker.

Dr. Jonas called the meeting to order at 9:00 A.M. and established a quorum. The October 21, 2025 minutes were approved as written.

Chairman's Review

The petitions in the ARC Tracker were reviewed with Mr. Thomson. Dr. Jonas emphasized that all petitions should be 100% complete before the ACC members receive them. The concierge team is limited to the agreed checklist and there will be a charge for additional items. The committee discussed the flow of the petitions. Mr. Thomson advised that the system is designed according to the Florida Statutes. The resident is responsible for submitting all documents into the ARC Tracker. Some management companies are charging a fee to upload documents. It is up to the village if they want the management company to be involved. Mr. Thomson will add the managers to the village board Committee Review section, so they are aware of when a new petition has been submitted. He will include in the Type of Work list that samples should be left at the front door or by the garage door.

New Business:

- 1. ARC Tracker WEDGEWOOD - Wendy Webber - 7575 Rexford Rd**
Replace 32 panel garage door
APPROVED
- 2. ARC Tracker WOODCREST - Jack Hendler - 7464 Bondsberry Ct**
Leaders and gutters
APPROVED
- 3. WOODBRIDGE - Robyn Mohr - 20507 Woodbridge Dr**
Change Request: Addition of a decorative trim on front of home. Work to be done by Double Eagle.
APPROVED
- 4. ARC Tracker- MAHOGANY BEND - Elizabeth Pensler - 7387 Mahogany Bend Ct**
Renovation for existing pool, jacuzzi and lap lane
APPROVED
- 5. ARC Tracker - CHAPEL CREEK - Chuck Isroff - 19187 Chapel Creek Dr**
New Roof
APPROVED

- 6. ARC Tracker CYPRESS WALK - Daniel Levitt - 6705 Woodbridge Dr**
Replace existing pool equipment with new, resurface and paint existing pool. Replace existing pool pavers with new.
APPROVED
- 7. ARC Tracker CEDARWOOD - Joann Kaylin - 7710 Cedarwood Cir**
Pergola installation
APPROVED
- 8. ARC Tracker CEDARWOOD - Joann Kaylin - 7710 Cedarwood Cir**
Backyard Pavers
APPROVED
- 9. ARC Tracker WATERS REACH - Mark Strickler - 704 Waters Reach Ln**
New front door, close up window in master bedroom, remove kitchen window in atrium.
APPROVED
- 10. ARC Tracker PINELAKE - Michael Budd - 3708 Bridgewood Dr**
Paver patio behind unit
APPROVED
- 11. ARC Tracker MAHOGANY BEND - Robert and Andrea Levy - 7548 Mahogany Bend Pl**
Pool deck, driveway pavers, side patio pavers
APPROVED
- 12. ARC Tracker CHAPEL CREEK - Harvey Cooperstone - 19415 Chapel Creek Dr**
New roof
APPROVED
- 13. ARC Tracker CHARTER CAY - Ellen Miller - 19884-D Planters Blvd**
Pavers
NEED VILLAGE REVIEW
- 14. ARC Tracker FAIRWAY OAKS - Gail Yamner - 7146 Melbourne Ln**
Replace Garage Door
APPROVED
- 15. ARC Tracker PEPPERTREE III - Laurie Fromme - 19660 Sawgrass Dr Unit**
Replace six windows. Bronze frames & gray glass
APPROVED
- 16. ARC Tracker CEDAR GLEN - Leonard Marcus - 19356 Cedar Glen Dr**
Replace Roof
APPROVED
- 17. ARC Tracker LAKEWOOD MR IV - Joe Fowler - 7786 Lakeside Blvd Unit 685**
Enclose kitchen patio with hurricane doors and windows. Replace windows and doors in master bedroom
NEED VILLAGE BOARD REVIEW
- 18. ARC Tracker ISLAND COURT - Andrea Kent - 19448 Island Court Dr**
New Roof
APPROVED

- 19. ARC Tracker CYPRESS WALK - John Hynes - 6765 Woodbridge Dr Unit 102**
Remove guava tree that is damaging palm trees
APPROVED
- 20. ARC Tracker WIND KEY - Sharon Eisenberg - 7751 Wind Key Dr**
Guest bedroom addition.
APPROVED
- 21. ARC Tracker ISLAND COURT - Patricia Klein - 19605 Island Court Dr**
Removal and replacement of existing roof with Westlake Slate 900 Weathered Ashe tile.
Replacement of the skylights.
APPROVED
- 22. ARC Tracker CYPRESS WALK - Daniel Levitt - 6705 Woodbridge Dr**
Install fence in backyard
APPROVED
- 23. ARC Tracker WATERS REACH - Mark Arlen - 19407 Waters Reach Trl Unit 1003**
Remove existing pavers & expand footprint of existing patio by a few feet and replacing existing pavers
APPROVED
- 24. ARC Tracker PEPPERTREE II - Kerri Brooks 19730 Sawgrass Dr**
Peppertree II Association will be replacing dead sod that will not grow and dangerous unsightly pebbles with astro turf on the three (3) islands on Sawgrass Drive coming from the entrance closest to Yamato Road and then the next three (3) islands after th
CANCELLED
- 25. ARC Tracker FAIRWAY OAKS - Dana Mitchell - 2024 Northcote Dr**
Replace windows & doors and enclose front atrium
APPROVED
- 26. WATERS EDGE - Ken Palmer - 20042 Waters Edge Cir**
Enclose outside patio within the existing roof line. No build out. Work to be done by P & J Carpentry. License #: CGC1522701
APPROVED
- 27. ARC Tracker LAKEWOOD MR IV - Sam Lieblein - 7802 Lakeside Blvd Unit 786**
Replace windows and doors with impact windows and doors
APPROVED
- 28. ARC Tracker PINELAKE - J. Gold - 3603 Bridgewood Dr**
Replace front door.
APPROVED
- 29. ARC Tracker CHAPEL CREEK - James Pinke - 19175 Chapel Creek Dr**
Garage addition designed to complement the existing residence. The architectural style, materials and finishes. Will match the existing home to ensure a cohesive appearance.
DENIED

- 30. ARC Tracker LAKEWOOD MR III – Jennifer Stein - 7819 Lakeside Blvd Unit 886**
Replace existing windows with hurricane impact windows.
APPROVED
- 31. ARC Tracker CHARTER CAY -Michael Trinkler – 19890-B Planters Blvd**
Garage door replacement.
APPROVED
- 32. ARC Tracker – CHARTER CAY – Judy Romanow – 19890 Planters Blvd**
Garage door replacement.
APPROVED
- 33. ARC Tracker – WATERS BEND –Amy Futterman - 19658 Waters Bay Ct**
Hot tub installation.
UNDER VILLAGE BOARD REVIEW
- 34. ARC Tracker – CYPRESS WALK – Howard Sysler -6778 Woodbridge Dr**
Widen Driveway.
Being Reviewed by ACC Member.
- 35. ARC Tracker – CHARTER CAY – Ellen Miller – 19884 D Planters Blvd**
Replace all windows/front door/sliding glass door with hurricane impact windows/doors.
APPROVED
- 36. ARC Tracker – Pinelake – Debbie Caine – 3207 Bridgewood Dr.**
Installation of new windows and doors.
CANCELLED PETITION
- 37. ARC Tracker – Fairway Oaks- Roseellen Mensch – 20118 Northcote Dr**
New Garage Door.
APPROVED
- 38. ARC Tracker – Wedgewood – Lewis Citren – 7520 Rexford Rd**
New roof- flat roof and 5 skylights. Westlake Saxony 900 Slate Weathered Ash.
APPROVED
- 39. ARC Tracker – Cypress Walk – Howard Sysler – 6778 Woodbridge Dr**
New fence replacement and extension
APPROVED

Past Petitions

CHAPEL CREEK - Shari and Michael Cohen - 19426 Chapel Creek Dr

Remove palm trees along back and side of house and replace with Clusia and aluminum fence.
Work to be done by All Terrain Landscaping: 3244894 & XL Fencing: U22428
UNDER ACC MEMBER REVIEW

CEDARWOOD - Deborah & Richard Sosman - 7640 Cedarwood Cir

Replace pool deck, pavers, replace water line and pool tiles. Color Ice White and French pattern for pavers. Work to be done by Ross Services. License #: CGC1507522
APPROVED

ARC Tracker CLUBSIDE - Malcolm Idelson 21235D Clubside Dr

Back Patio
APPROVED

ARC Tracker LAUREL OAKS - Dennis Haber - 20100 Boca West Dr Unit 148

Sunshades for terrace
APPROVED

ARC Tracker WOODCREST - Jonathan Falk - 7425 Bondsberry Ct

Window replacement.
PETITION WAS CANCELLED

ARC Tracker CHAPEL CREEK - Brad Segal 19223 Chapel Creek Dr

Pavers around pool
APPROVED

ARC Tracker BRIDGEWOOD VILLAS - Dale Chodos - 404 Bridgewood Ct

Windows
APPROVED

ARC Tracker WOODCREST - Pati Kern - 7409 Bondsberry Ct

Construction of pool
NEED VILLAGE REVIEW

ARC Tracker BRIDGEWOOD TH II - Jason Fruman - 2401 Bridgewood Dr

Patio pavers
APPROVED

ARC Tracker BRIDGEWOOD MRI - Eileen & Marc Grubard 1564 Bridgewood Dr

Hurricane window
APPROVED

ARC Tracker BRIDGEWOOD TH I - Robert Teich and Jessica Beck - 1109 Bridgewood Place

Install brick pavers
APPROVED

Violations

The committee reviewed the list of violations.

Next Meeting: Tuesday, January 20, 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

1/20/26

Date