



# BOCA WEST MASTER ASSOCIATION

February 20, 2026

Dear Boca West Village Representatives:

Our annual meeting is scheduled for Friday, March 20, 2026.

Enclosed please find the following information:

- The March 20, 2026 Notice of the Representatives Meeting of the Members
- Agenda
- Minutes from the Representatives' meeting held on December 12, 2025

We look forward to seeing you on Friday, March 20, 2026.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mary Banmiller', written in a cursive style.

Mary Banmiller, CAM  
Executive Director  
Boca West Master Association



# BOCA WEST MASTER ASSOCIATION

## NOTICE OF ANNUAL MEETING OF THE MEMBERS

Notice is hereby given that the Annual Meeting of the Members of Boca West Master Association, Inc., (“BWMA”), has been called by its Board of Directors.

**Date:** Friday, March 20, 2026

**Time:** 12:00 P.M.  
(Registration will begin at 11:30 A.M.)

**Place:** Fazio Room at the Golf & Activities Center

The purpose of this Annual Meeting is to announce the Board of Directors for 2026-2027.

An Organizational Meeting will be held immediately following the Annual Meeting at Boca West Master Association, 20540 Country Club Blvd, Ste 101

BWMA Board of Directors  
Danny Bejarano, President  
Dr. Steven Jonas, 1<sup>st</sup> Vice-President  
Liz Rome, 2<sup>nd</sup> Vice-President  
Ronnie Pollard, Secretary  
Michael Halpern, Treasurer, Director  
Jeff Goldstein, Director  
Sean Lenehan, Director

Mary Banmiller, CAM  
Executive Director

Notice Date: Friday, February 20, 2026



# BOCA WEST MASTER ASSOCIATION

## ANNUAL MEETING OF THE VILLAGE REPRESENTATIVES

Friday, March 20, 2026

### *AGENDA*

- 11:30 A.M.            Registration
- 12:00 P.M.            1. Call to Order & Establish Quorum
2. Verify Proper Notice of Meeting
3. Approval of the December 12, 2025 Representatives' Meeting Minutes
4. President's Welcome
5. Guest: Marci Woodard, Vice Mayor
6. Executive Director's Welcome
7. Acknowledgement of the 2025/2026 Directors
8. Announcement of the 2026/2027 Directors
9. Committee Reports & Acknowledgement of Committee Members
10. Good & Welfare
11. Adjournment



# BOCA WEST MASTER ASSOCIATION

**BOCA WEST MASTER ASSOCIATION, INC.  
REPRESENTATIVES MEETING  
Friday, December 12, 2025  
10:00 A.M.**

Pursuant to call and upon proper written notice, the Representatives Meeting of the Members of Boca West Master Association was held on this date, in the Fazio Room at the Golf & Activities Center.

Board members present were Danny Bejarano, Steve Jonas, Michael Halpern, Liz Rome and Sean Lenehan. Ronnie Pollard was absent. Mary Banmiller, Executive Director, was also present.

### **Call to Order**

Mr. Bejarano called the meeting to order at 10:00 A.M. Proper Notice of the meeting was verified, and a quorum was established. Thirty-five (35) villages were represented at the meeting by respective Representatives and Alternate Representatives. Member Villages Representatives' attendance of 73.13 % was recorded to establish a quorum.

The minutes of the March 21, 2025 Annual Representatives' meeting were unanimously approved by the Member Representatives.

### **President's Welcome and Introduction**

Mr. Bejarano announced that he was very pleased to introduce the new Executive Director, Mary Banmiller. The Board is very grateful for her management of all aspects of the business.

### **Committee Reports**

#### Architectural Control

Dr. Jonas reported that it has been a very busy year as the committee reviewed about 500 petitions. The main goal is to ensure the improvement continues to reflect the consistent look and feel of Boca West. The ARC Tracker was introduced this October to all members allowing petitions to be reviewed and approved online. There is a concierge service which assists the homeowners, property managers and contractors in navigating the system. The ARC Tracker helps expedite the petitions through the ARB review process and eliminates paper petitions.

The committee updated the construction guidelines. He commended the committee and Mrs. Martinez for their time and dedication.

#### Special Projects

Dr. Jonas reported that the new lighting project is complete and saves about \$165K per year in electricity costs. The lights bring a clean modern look and enhance the safety and security on the roads. The second project that was completed was the renovation in suites

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**FRIDAY, DECEMBER 12, 2025**  
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101 and 102. The new office space is the home for the Executive Administration and provides a meeting place for villages. He is working closely with Mrs. Banmiller and Chief Lastella with the renovation of the security offices which will include a place where key personnel will stay overnight during storms or emergencies ensuring there is 24-hour security coverage.

The next major project is the Glades Road renovation, which is designed to create a clean modern gateway into Boca West that will tie beautifully with the new Sports Activity Center.

Communications & Education

Mrs. Rome thanked her committee for their work and dedication. Several education sessions have been held and more have been scheduled for the oncoming year which include recognizing scams, ongoing village board education sessions, and hurricane preparedness. She reported that the committee continues to update the website, which is a resource for the community, by adding information. They also send two types of eblasts, one for recurring events such as taking down hurricane shutters and the second is to inform the community of new information. After the first of the year, there will be a new monthly message which will have information about BWMA updates and new projects.

Finance & Insurance

Mr. Halpern reported that the Finance committee makes sure that payments are made fiscally and responsibly in a timely manner. The committee instituted a new purchase order system and identified potential savings in insurance premiums. The committee also reviews all contracts to ensure that they comply with the best interest of the Master Association. The committee is also working on a fuel integration project with the Club intended to optimize potential savings. The committee will continue to look for more savings in the coming year.

Landscape & Maintenance

There was no business to report.

Safety & Security Committee

There was no business to report. Mr. Lenehan will be the chair of this committee.

**Executive Director**

Mrs. Banmiller commended the Board and the BWMA staff for their support during her transition. She also commended the committees for their dedication.

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**Call for Candidates**

Mrs. Banmiller announced that there will be two director positions open on March 20, 2026. Those who are interested should submit their resumes to Mrs. Martinez by the close of business on Friday, December 26. Mr. Bejarano asked the Representatives to consider running and to also encourage others to run for the Board.

**Announcement of the Nominating Committee**

Mrs. Banmiller announced the 2026 Nominating Committee members which consist of two Board members: Liz Rome and Michael Halpern, and Joel Flig, Jeff Goldstein, Susan Kantor, Ed Malin and Gary Nath.

**Glades Road Renovation**

Mr. Bejarano explained the need for the proposed Glades Road renovation project and introduced Brian Donahue, co-founder and leader of Insight Studio, who presented the new design renderings. Mr. Donahue and Mr. Bejarano answered multiple questions from the Village Representatives about the new entrance design, traffic flow, potential future enhancements of the Jog and Yamato road entrances and the three gate houses. Mr. Bejarano advised that that Board is considering an increase in the capital contribution, to pay for the project. At the end of presentation Mr. Bejarano initiated a 'straw vote' the result of which indicated that a large majority of the Village Representatives would be in favor of this project.

**Good & Welfare**

Mrs. Banmiller answered a question regarding the landscaping along the turnpike and Yamato. The Master Association is aware of the issue and will plan accordingly given the turnpike expansion.

With no further business to discuss, the meeting was adjourned at 11:01 A.M.

Respectfully submitted,

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Danny Bejarano, President

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Ronnie Pollard, Secretary

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Date