



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING
Wednesday, January 28, 2026
2:00 P.M.

Minutes

In attendance: Danny Bejarano, Steve Jonas, Liz Rome, Ronnie Pollard, Michael Halpern and Sean Lenehan. Jeff Goldstein was absent. Mary Banmiller, Executive Director, was also present.

Guests: Norman Daitchman, Sabal Lake; Larry Walden, Charter Cay; Syd Gartner, Quail Hollow; Steve Roth, BWCC.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the January 6, 2026 minutes. The Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano reported that a Townhall Meeting for the Representatives will be held on Wednesday, February 4 in the Fazio room to explain the Glades entrance project, the subsequent phase II projects and the capital contribution increase. The Board requested an increase of \$25,000 but with the commitment not to use more than \$20,000 for the immediate future. With the help of Dr. Jonas, Mr. Halpern and Mrs. Banmiller, we have for the first time put together a meaningful long-term schedule of our capital projects and major repairs. The projects extend to 2029 and total \$11.5M. The projects are tentative as they have not been finalized nor approved.

Mr. Bejarano will be meeting with the Palm Beach County Mayor, Maria Sachs, to determine whether the Department of Transportation will include a sound barrier with the expansion of the turnpike as it will affect Boca West along the turnpike, Glades and Yamato.

Committee Chair Reports

Architectural Control

Dr. Jonas reported that there were 61 petitions that have been uploaded to the ARC Tracker. There are numerous petitions that the ARC Tracker Concierge service is working to ensure all the proper paperwork is submitted. Once the petition is ready for Dr. Jonas' review and final approval. The review process much more efficient.

Dr. Jonas commended Mrs. Banmiller for remediating village to village issues.

Finance & Insurance Committee

Mr. Halpern reported that the committee is working on a project to determine what we are being charged by the bank for our balances and is also looking for alternatives to laddering our investments to earn more money on the interest. The committee is investigating various banks and eliminating those that do not meet our requirements. Mrs. Banmiller has been working with an insurance agent who has been reviewing all our policies and determining where we are over insured which could be as much as a preliminary 20 %. This is after that fact that we have lowered our assessed values. Mr. Bejarano commended Mr. Halpern for taking on the insurance initiative as a valuable part of our overall effort to look at where we spend money and determine how we could spend it better. Mr. Halpern reported that the generator at the BWMA office is very old and in need of replacement. He asked Mr Steve Levy to investigate solar possibilities such as Tesla

solar panels and battery bank that can generate electricity which can be sold back to Florida Power & Light when the prices are high. He asked Mr. Mark Hirschhorn to investigate medical insurance knowing that it carries a lot of liability. Mr. Halpern will report on the findings. Mr. Goldstein is working with Comcast on the removal of the old posts.

Communications & Education

Mrs. Rome reported that the committee hosted several educational sessions and the most attended was scam prevention. There are many residents who were not able to attend so the committee will be organizing small group lessons for people to learn about how scams present themselves with the different types of technology. She is interviewing a couple of professionals hoping the small group sessions will start in a couple of weeks. There will be two insurance sessions next week, one for the villages and one for homeowners. The committee will also be organizing online classes for new board members and ongoing board education as required by state law for both HOA and Condos.

Mrs. Rome reported that the committee is compiling a spreadsheet of our eblasts to ensure they are sent on time.

Safety & Security

Mr. Lenehan reported that scams are very sophisticated and are capable of swindling smart people. He wants to educate the community that Boca West is a target, so they are not of the mindset that it cannot happen here. The committee's main concern was how to get the traffic under control. Mr. Lenehan met with Chief Lastella about installing speed bumps and flashing stop signs during Presidents' week. The Board discussed the proposal. Mr. Lenehan made a motion to install lower speed humps across six lanes in addition to the crosswalks and bollards for two weeks. The board unanimously agreed and the motion was carried.

The Board discussed adopting a rule requiring residents, guests and staff to wear a helmet. Mr. Bejarano made a motion to adopt the rule requiring anyone utilizing bicycles, E-bikes, scooters, rollerblades, skateboards, hoverboards and similar wheeled recreational devices to wear a helmet regardless of age while riding on community roads, sidewalks, paths or common areas. The Board unanimously agreed and the motion was carried.

Special Projects

Dr. Jonas reported that the Security office is under renovation and it is going well with Mrs. Banmiller overseeing the project. Dr. Jonas, Mr. Kenneth Schwebel, Mr. Brad Singer and Mrs. Banmiller will also be planning Phase II with upgrading the guardhouses, the walking paths and maintenance shed repairs.

Mrs. Banmiller reported that the culverts have been cleaned She will have the divers inspect and clean a pipe that runs under the office building.

Landscape & Maintenance

Mrs. Pollard reported that the holiday lights have been removed. They are considering adding more lights next year depending on the cost.

We are clearing the dying Ficus bushes along Glades Rd and installing new Arvicola hedges starting on the west and working towards the east side. Yamato will be done in March/April as the Presidents in those villages prefer to wait until the end of in-season. With the cold temperatures

coming, Mr. Turner has a plan in place to protect the flowers. The Iguana techs will be picking up the frozen Iguanas. Mr. Bejarano asked Mrs. Pollard to convey to the Landscape Department staff his appreciation on behalf of the Board for all their work on keeping Boca West looking terrific.

Grievance

There was no business to report.

Strategic Planning

There was no business to report.

Legal

There was no business to report.

Executive Director's Report

Mrs. Banmiller reported that the security office renovation should be completed within two weeks.

Mrs. Banmiller reported that the agreement for the new gate entry software program has been signed. The program will house all the security data as far as the residents addresses, transponders and the gate app. This is going to be rolled out slowly to allow us to communicate the change to the residents and allow security to better assist the residents in transitioning to the new app.

Tomorrow we will be meeting with the property managers as we need their help in educating the residents on how to recognize scams. The property managers can create an ad hoc committee that can go door to door.

New Business

There was no business to report.

General Good & Welfare

Mr. Daitchman asked about the open-carry law and restrictions put in place by the Club and the Master Association and whether the Master Association knew how the other villages were managing the law. Mrs. Rome advised that there will be village roundtables for village boards to share information, and this will be added as one of the topics of discussion.

Mr. Gartner asked to address the issue of golf carts using the waking paths instead of on the road. He suggested that the issue needs to be clarified with the residents and the message needs to be sent more frequently, especially around the holidays. Mrs. Rome will ensure the Safety on the Roads eblast is added to the schedule. Mrs. Rome advised that the Master Association is considering several other ideas to educate the members. He also presented his concern about the lighting around the intersections going to the pool area. Mrs. Banmiller advised that lighting engineers who were involved in the project ensured the lighting was sufficient. For additional safety, we are also working on lighting up the crosswalks.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:07 P.M.

Next Meeting Date: Wednesday, February 25, 2026 @ 2:00 PM.

Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

02/25/2026
Date