



# BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting  
Tuesday, February 24, 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 January 20, 2026 minutes were approved as written.

### **Chairman's Review**

- Peppertree III: 19530 Sawgrass Dr Unit 1501: Unapproved Landscaping; Committee recommended sending a letter to the homeowner.
- Laurel Oaks: Pet Waste Stations; The committee discussed the request and agreed it would be fine and is necessary.

### **New Business:**

1.	Gladys Golden	20625 Woodbridge Way	Woodbridge	Paint exterior of home and metal componenets. Restore existing fence with gate.	Approved
2.	Eve Reisbaum	7488 Rexford Rd	Wedgewood	Replace driveway with new pavers and new landscaping	CANCELLED (By homeowner)
3.	Wendy Webber	7575 Rexford Rd	Wedgewood	Redoing pool, not changing shape, and getting new pavers. Replacing fence. The decking for the pool pavers is Sand blasted white marble decking (16"x24") sample is in BWMA Office.	Approved
4.	Judy Wilchek	6701 Woodbridge Dr	Cypress Walk	Resurfacing pool deck and pool.	Approved
5.	Jay Ruderman	7608 Rexford Rd	Wedgewood	Exterior Renovations	Approved
6.	Debbi Tanenbaum	19890 Sawgrass Ln Unit 5804	Peppertree I	Impact windows/doors	Approved
7.	Linda Wels	6875 Willow Wood Dr Unit 2035	Willow Wood MR I	Removing all windows/sliders in small patio and replacing outer sliders with impact glass	Approved

8.	Quail Hollow	c/o Excel Management	Quail Hollow	Calusia installed along Lakewood Dr	ARC Tracker Review
9.	David Lionetti	3503 Bridgewood Dr	Pinelake	Installation of impact windows/doors. 1x bronze frame, gray glass with with interlayer impact front door	Approved
10.	Jack Hirsch	7584 Rexford Rd	Wedgewood	Remove ficus hedge on side of driveway and along front street side	Approved
11.	Woodcrest	c/o Denise O'Kane	Woodcrest	Village exterior painting	CANCELLED
12.	Lisa Furman	1866 Bridgewood Dr	Bridgewood MR II	Replace windows and doors in bedrooms and sliding glass door in the living room	Approved
13.	Alison Klimek	6044 Willow Wood Dr	Willow Wood MR III	New windows & doors. Install new PFT sliding door windows at the new bump out kitchen patio.	Approved
14.	Mitchell Rechter	21260 A Clubside Dr	Clubside	Replace the windows and doors with impact	Approved
15.	Donald Markowitz	7735 Lakeside Blvd Unit 906	Lakewood Gardens 2	Installation of impact sliding glass doors and front door. Sliders are bronze powder coat frames and gray glass. Front door is 6 panel double door to match existing.	Approved
16.	Charles Filipazzo	19271 Chapel Creek Dr	Chapel Creek	Replacement of garage door	Approved
17.	William Berkowitz	7695 Cedarwood Cir	Cedarwood	Replace roof with Eagle Bel Air Dark Gray Range Tile	Approved
18.	Charles Filipazzo	19271 Chapel Creek Dr	Chapel Creek	Replace front door	Approved
19.	Laurence Paperman	19848 Planters Blvd Unit B	Charter Cay	Install a 8x10 patio to match existing pavers that are in walkway. Will remove existing plants and replant them on border of the patio. Will replace earth with mulch and will put a border of astro turf	Cancelled
20.	Mindy Retblatt	19545 Bay View Rd	Baywood	Replacement of regular front door and side window for impact hurricane. No opening change.	Approved
21.	Robert Linsky	19580 Bay View Rd	Baywood	Roof replacement	Approved
22.	Dan Drykerman	7786 Lakedside Blvd Unit 636	Lakewood MR IV	Replacing Existing windows/doors with impact	Approved

23.	Joel Kotick	19340 Cedar Glen Dr	Cedar Glen	Installing screen in back along the rear of patio	Approved
24	Wendy Webber	7575 Rexford Rd	Wedgewood	Front & Side Landscaping speed bump as you drive towards the other Peppertree entrance	Cancelled
25	Marsha Rubenstein	7727 Wind Key Dr	Wind Key	Removal of treesw along pool area to avoid damage to pool deck	Approved
26	Barry Friner	21193 Clubside Dr	Clubside	Install a stand alone residential medical life inside my property	Village Board Review
27	David Bacharach	7576 Rexford Rd	Wedgewood	Re landscape of front and back	Approved
28	Gregg Kallen	7126 Rain Forest Dr	Plantation Colony	Hurricane Impact doors and windows	Approved
29	Gregg Kallen	2403 Bridgewood Dr	Bridgewood TH II	Hurricane Impact doors and windows	Approved
30	Gregg Kallen	2006 Bridgewood Dr	Bridgewood TH II	Hurricane Impact doors and windows	Approved
31	Robert Schwartz	19372 Oakbrook Cir	Oakbrook	Install impact windows and doors, bronze frames, gray glass	Approved
32	Roslyn Meren	19667 Waters End Dr	Waters Bend	Install awning and remove two trees, travelers palm and bismark	Approved
33	Paula Angelone	19286 Chapel Creek Dr	Chapel Creek	New garage door	Approved
34	Baywood Village	c/o Gary Stein	Baywood	Renovate monument wall	Approved
35	Joey Casali	3202 Bridgewood Dr	Pinelake	Replacing front door with new door	Approved
36.	Michael Simon	3104 Bridgewood Dr	Pinelake	Pavers for golf cart enclosed area and back patio	Approved
37.	Michael Rosen	1732 Bridgewood Dr	Bridgewood MR I	Replace all windows and doors	Approved
38.	Suzanne Toufayan	3504 Bridgewood Dr	Pinelake	Front Door Replacement	Approved
39.	Martin Wachtel	1764 Bridgwood Dr	Bridgewood MR I	Replacing windows	Approved
40.	Elliot Horowitz	19442 Island Court Dr	Island Court	Roof replacement	Approved
41.	Glen and Ilene Stern	19560 Planters Point Dr	Planters Point	Replace garage door	Approved
42.	Allison Webber	7123 Rain Forest Dr	Plantation Colony	Replacing Windows	Approved
43.	Gladys Golden	20625 Woodbridge Way	Woodbridge	Paint exterior of home.	Approved
44.	Mindy & Sam Schwartz	19707 Waters Pond Ln Unit 404	Waters Bend	Replace windows.	Approved
45.	Matthew Frank	7493 Bondsberry Ct	Woodcrest	Updating pool surface and design maintaining identical surface and footprint.	Approved
46.	Ileen Genoa	19934 Saywood Trl	Woodcrest	Resurface pool, changing out backyard pavers	Approved

## Previous Petitions

Tommy and Bobbie Leflein	7095 Woodbridge Ct	Woodbridge	Request for Change: Adding patio, landscaping and driveway. Work to be done by Keran Corp.	Approved
Karen Miller	7768 Lakeside Blvd Unit 573	Lakewood MR II	Replace window in primary bedroom	CANCELLED (by homeowner)
Roslyn Meren	19667 Waters End Dr	Waters Bend	Install awning and remove two trees, travelers palm and bismark	Approved
Elliot Horowitz	19442 Island Court Dr	Island Court	Roof Replacement	Approved
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
Joan Fleischman	20090 Boca West Dr Unit 341	Laurel Oaks	Install new impact single hung windows and sliding glass patio doors	Approved
Debra Pastolove	19236 Chapel Creek Dr	Chapel Creek	Total Home Renovation	Approved
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 bor	Approved

**Committee Discussion**

Dr. Jonas advised that if petitions submitted are inactive for 45 days, the ARC Tracker Concierge Team should cancel them.

The committee asked for a notification from ARC Tracker Concierge Team so they can be notified of any comments and/or when additional information is posted.

Dr. Jonas informed the committee of the sound barrier to be built due to the expansion of the turnpike.

Mrs. Moskowitz, who is also president of Cedarwood, asked for the Master Association to send a letter to the homeowner at 7715 Cedarwood Circle. The renovation has been going on for the past 4 years.

Mrs. Banmiller also advised her to have the HOA attorney also write a letter and to copy the contractor.

**Review ACC Violations**

There are no ACC Violations for review.

**Next Meeting: Tuesday, March 24, 2026 @ 9:00 AM**

**With no further business to discuss, the meeting was adjourned at 10:15 AM.**

  
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Dr. Steven Jonas  
Chairman, Board of Directors

3/24/26  
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Date