



# BOCA WEST MASTER ASSOCIATION

**Architectural Control Committee Meeting  
Tuesday, March 24, 2026  
9:00 AM**

## MINUTES

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Eric Sacks, Leslie Schneider, Brad Singer, and Stacey Cohen. Lisa Yarnell was absent. 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 February 24, 2026 minutes were approved as written.

### **Chairman's Review**

Dr. Jonas welcomed everyone to the 2026/2027 committee season.

Dr. Jonas advised that petitions that exceed 45 days will be cancelled. The homeowner will need to resubmit if they want to continue with the project. This decision was made to prevent an ongoing accrual of inactive petitions.

### **New Business:**

1	Frank Tucci	2385 NW Executive Ctr	c/o Quail Hollow	Plant 320 feet of Clusia	Approved
2	Howard Borress	19730 Sawgrass Dr Unit 3403	Peppertree II	Replacing windows/doors with bronze frames	Cancelled by homeowner
3	Jennifer Fainberg	19452 Waters Reach Ln Unit 303	Waters Reach	Remove existing screen over patio and install new screen closer to the house under existing roof line'	Approved
4	Jeffrey Gerstel	2806 Bridgewood Cir	Bridgewood TH III	Change fence configuration for golf cart access	Approved
5	Richard Hoftstetter	19630 Sawgrass Cir Unit 2901	Peppertree III	Interior renovation	Cancelled by homeowner
6	Jay Levy	19628 Bay Cove Dr	Baywood	Awning for back patio	Approved
7	Pati Kern	7409 Bondsberry Ct	Woodcrest	Inground Pool	Approved

8	Dana Mitchell	20124 Northcote Dr	Fairway Oaks	Pool renovation and tile	Approved
9	Jayne Meiselman	1006 Bridgewood Place	Bridgewood TH I	Install pavers	Approved
10	Renette Verhaeghe	19781 Boca West Dr	Quail Hollow	Remove and replace existing windows/doors with impact products	Approved
11	Merle Klebanoff	7835 Lakeside Blvd Unit 945	Lakewood MR III	Replace all windows with same	Approved
12	Steven Silverman	19539 Bay View Rd	Baywood	Install solar panels	Approved
13	Seth Scharf	19652 Bay Cove Dr	Baywood	Replace 2 sliding glass doors, 2 windows, and front door	Approved
14	Natalia Mota	1575 Bridgewood Dr	Bridgewood MR I	Replacement of windows and doors	Approved
15	Natalie Halpern	7744 Wind Key Dr	Wind Key	New fence and windows	ARC Review
16	Beth Tansey	6805 Willow Wood Dr Unit 5045	Willow Wood MR III	Replace windows & Doors	Approved
17	George Krall	402 Bridgewood Ct	Bridgewood Villas	Front door and side window	Approved
18	Ellen Padden	19303 Sabal LakeDr	Sabal Lake West	Window & door replacement	Approved
19	Dana Mitchell	20124 Northcote Dr	Fairway Oaks	Driveway, walkway, landscaping	Approved
20	Murray Perelman	19458 Waters Reach Ln	Waters Reach	Widening front walkway by replacing small area of stones with pavers and replacing all pavers	Approved
21	Michael Bosco	1844 Bridgewood Dr	Bridgewood MR II	Install 4 windows and 4 sliding glass doors	Approved
22	Michael Schumer	19556 Bay View Rd	Baywood	Replace roof	Approved

23	Barbara Grandon	7583 Rexford Rd	Wedgewood	New roof	ARC Review
24	Arbor Lake	c/o Frank Tucci	Arbor Lake	Replace bad ficus with calusiae speed bump as you drive towards the other Peppertree entrance	Cancelled
25	Alison Klimek	7835 Lakeside Blvd Unit 972	Lakewood MR III	Replace all existing sliding glass doors and windows	Cancelled by homeowner
26	Joseph Granitto	19175 Sabal Lake Dr	Sabal Lake West	Impact windows on screened porch	Approved
27	David Zucker	6872 Woodbridge Dr	The Pointe	Painting exterior of house; same color	Cancelled by homeowner
28	David Zucker	6872 Woodbridge Dr	The Pointe	Resurface driveway with porcelain pavers	Approved
29	Nancy Drillings	1641 Bridgewood Dr	Bridgewood MR I	Replace windows and sliders	Approved
30	Mindy & Sam Schwartz	19707 Waters Pond Ln Unit 404	Waters Bend	Replace windows	Approved
31	David Spiro	801 Bridgewood Pl	Bridgewood TH I	Modify section of fence in courtyard to a gate	Approved
32	James Feldman	3401 Bridgewood Dr	Pinelake	Windows and doors installation	ACC Review
33	Seth Scharf	19652 Bay Cove Dr	Baywood	Resurface with diamond brite, reconfigure steps and deck	Approved
34	Ellen Miller	19884 D Planters Blvd	Charter Cay	Remove shrubs along side of unit and replace with 8x10 paver patio	Cancelled
35	Scott Bannett	7405 Woodmont Ct	Woodcrest	Replace driveway and front walkway/expand driveway by 3 feet	Approved

**PREVIOUS PETITIONS:**

<b>Barry Friner</b>	<b>21193 Clubside Dr</b>	<b>Clubside</b>	<b>Install a stand alone residential medical life inside my property</b>	<b>ACC Review: waiting on engineer letter</b>
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The committee reviewed the petitions that are under review by the ARC Tracker or the village board.


Dr. Jonas recommended sending an email to the property managers reminding them of their responsibility to assist the village boards and homeowners to keep the petitions moving efficiently. The management companies need to monitor the ARC Tracker on a weekly basis. Dr. Jonas will work with Mrs. Rome, the Communications & Education chair, to offer the village boards training on the ARC Tracker.

**Review ACC Violations**

Mrs. Banmiller will send a letter to 7627 Cedarwood Circle requesting the contractors maintain the worksite.

**Next Meeting:** Tuesday, April 21, 2026 @ 9:00 AM

With no further business to discuss, the meeting was adjourned at 9:57 A.M.

  
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Dr. Steven Jonas  
Chairman, Board of Directors

4/21/26  
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Date