



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING
Wednesday, February 25, 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: Steven Roth, BWCC.

Mr. Bejarano called the meeting to order at 2:05 P.M. and established a quorum. He made a motion to approve the January 28, 2026 minutes. The Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano reported that the Grievance Committee Chair is requesting to add a new member by the name of Jill Navaisky to the committee. The Board agreed to allow Ms. Navaisky to join the Grievance Committee.

Mr. Bejarano announced the results of the votes cast for the Glades Road renovation project: Out of a potential 8,087 votes, 7,424 votes, equal to 85.1% were cast by the villages. Of those 6,883, equal to 92.7% were in favor and 541 votes, equal to 7.3% voted against. We are confident within reason that the Master Association will be able to carry out this project within the \$3.5 million budget.

Mr. Bejarano and Mrs. Banmiller met with Insite Studios at their office in Palm Beach Gardens to learn about their history and confirm that they are a prosperous company. Mrs. Banmiller will take the next step and appoint the designers, engineers and consultants needed for the project.

Committee Chair Reports

Grievance Committee

There was no business to report.

Architectural Control

Dr. Jonas reported that the ARC Tracker is working very well and the committee members are more comfortable with the program. The committee reviews the petitions online and visits the project sites for large projects while smaller projects are reviewed online. This new system shortens the time from submission to approval. There is a lot of work being done in the villages. He reported that Mr. Kenneth Schwebel and Mr. Brad Singer have backgrounds in construction and are able to mitigate situations with teardown/rebuild projects. The ARC Tracker Concierge Service works with us to mitigate the drawbacks in the software. He is considering holding an educational session with the village boards, so they are more confident in taking the lead when reviewing projects.

Dr. Jonas advised that he is receiving requests from various villages for golf cart sheds as members are finding that providing golf cart sheds increases the value of their property and improves the appearance of their village.

Finance & Insurance Committee

Mr. Halpern reported that a committee member who is a former executive of a cable company reviewed our Hotwire contract and will request a proposal from another cable provider. Mrs. Banmiller will contact Mr. Carl Lender, VP in Hotwire, to see if he is available to find out what happened to the customer service and products to our residents. Mr. Halpern will research other cable providers and present his findings to the Board to make sure we provide the best service and products.

Mr. Mark Hirschhorn, who is a Florida attorney, will be writing a letter to Comcast to ask them to remove the abandoned cable boxes or have them properly maintained if they still have customers in Boca West. If a response is not received, we will have the boxes removed.

Mr. Halpern advised that we have a CD that is coming due for approximately \$486,000. He is not going to renew the CD and instead will invest it in the money market with a lower interest rate so the Master Association will have the money when needed. There is another CD coming due in June 2026 which he will treat the same. Mr Halpern added that we are being very conservative with our estimate of the number of new homes to be sold in the fiscal year beginning October 1, 2026.

Mr. Halpern reported that Mr. Joel Flig, who has experience in the banking industry, is recommending we stay with our current bank because the loan rate we have is very low. He will be meeting with Mr. Flig to get a clear definition of the fees the bank charges based on how much money we have in the bank.

Mrs. Banmiller recommended an insurance broker for the Master Association to consider. Mr. Halpern advised that when you do an insurance bid with another broker, you have to notify your current broker.

Communications & Education

Mrs. Rome reported that the committee's priorities are educating the residents to recognize scams and emphasize safety on the roads. She is working with Dr. Lenehan on safety communications. Our next article in the Boca West Magazine focuses on safety.

There are two upcoming educational sessions on March 5 and on March 9 that will provide some of the required annual education credits for both condo and HOA board members. The committee is also looking to provide on demand courses on our website.

Safety & Security

Dr. Lenehan reported that speed bumps were installed and they are working very well in slowing down cars. He made a recommendation to keep them in for a month and then will revisit whether to keep or remove them.

He is working with Chief Lastella and Travis Weir on golf cart crossings in designated areas. He is also working with security on rolling out the new gate access app and will coordinate the message to the residents with Communications.

Mr. Roth advised that one of the Club's future capital priorities is constructing a parking garage to eliminate the cars parking along Boca West Dr.

The Safety & Security office renovation is complete and came in under budget. He commended Mrs. Banmiller for her efforts on this project.

Special Projects

Dr. Jonas reported that he and Mrs. Banmiller have the Owner's Representatives' interviews for the Glades Road renovation project on Monday and has a schedule for all of the required engineers. The goal is for the project to be under budget and this will be an agenda item for the Finance Committee until completion.

Landscape & Maintenance

Mrs. Pollard reported that the staff is doing regular maintenance at this time of the year. Some of the flowers did not survive the cold snap and may need to be pulled. Due to the construction on course 1, Mr. Turner had to purchase new landscape material containers and relocate them further north to the access road that comes off Golfside Dr. He was able to save \$3,000. The plantings on Yamato are scheduled to begin in March.

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 current generator and the tank need to be replaced. Mr. Steve Levy, from the Finance Committee, is investigating powering the entire building, which would cost about \$184,000. We are also looking into Tesla solar panels and power wall. She will meet with a consultant from FPL to determine what we need.

Mrs. Banmiller reported that we are in the final planning stages and will start the Maintenance building renovation project.

Mrs. Banmiller reported on the sound wall along the turnpike. Marcy Woodard, the Vice Mayor, will attend our annual meeting. Through her we learned that the Department of Transportation, which is responsible for the turnpike expansion, is incorporating the design of a sound wall barrier from the Yamato bridge to Waters Bend due to the concentration of residences on the northern side near Yamato. She is meeting with the president of the country club on the other side of the turnpike next week to get a better understanding of what the cost would be to build a sound wall all the way to Glades.

Mrs. Banmiller reported that she is working on the committees' charters that will establish each committee's ongoing responsibility for continuity.

Mrs. Banmiller presented a request from Dr. Robin Nathanson to file a grievance against another resident within her village who during their annual election, sent an email to other residents informing them which candidates he supports and doesn't support. Nothing in the emails stipulates misconduct or disparaging remarks. The Board agreed that this issue does not fall under the Master Association grievance as no wrong was done.

New Business

Mr. Bejarano reported that at the Organizational meeting, he will propose to form an ad hoc committee, that will be under the supervision of one of the board members to investigate facilitating an urgent care center on site and also investigate the full spectrum of services AMR might be able to provide.

General Good & Welfare

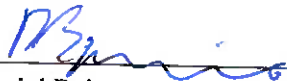
Mr. Roth spoke on the benefits of having the Master Association present at the Leadership Meeting.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:21 P.M.

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

Respectfully submitted,



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

03/25/2026
Date