



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING
Wednesday, March 25, 2026
2:00 P.M.

Minutes

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

Guests: Marianne Jacobs, Fairway Pt; Marc Adelman, The Cove; Steven Roth, BWCC; Alex Rosner, Plantation Colony.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. He made a motion to approve the February 25, 2026 minutes. The Board unanimously agreed, and the motion was carried. Mr. Bejarano made a motion to approve the March 20, 2026 Organizational Meeting minutes. The Board unanimously agreed and the motion was carried.

President's Message

Mr. Bejarano reported that the ad hoc committee, Boca West Master Association Healthcare Committee, was formalized at the Organizational meeting. The committee will be chaired by Daniel Schwartz with Dr. Jonas overseeing the committee. The purpose of the committee is to assess the feasibility of providing health services to the members, and if advisable, any findings will be presented to the Board by Dr. Jonas. Mr. Bejarano advised that it is not the Boca West Master Association's intention to get into the healthcare business, but we could provide access in partnership with providers that are in the business and carry insurance. The committee will also investigate the various services provided by AMR which is our onsite medical first responder. Mr. Bejarano asked the Board if they knew of anyone with medical background or in the healthcare business that might be interested in volunteering for this committee.

Committee Chair Reports

Grievance Committee

Mrs. Banmiller reported that the fining schedule has been revised several times and with the last version, there was some feedback from the Grievance Committee who felt that the fines were too lenient and therefore are now making a recommendation to revise the fining schedule which has been reviewed by Dr. Lenehan and Dr. Jonas. Mr. Bejarano made a motion to accept the new fining schedule. The Board unanimously agreed, and the motion was carried.

Mrs. Jacobs thanked the Board for appointing her as Grievance Chair for the new committee season. She reported that the committee worked with Captain Perez and Mr. Sean Wasloff to ensure residents receive notification of their violations in a timely manner. She is continuing to work with them so residents can set appointments to reduce waiting time and overflow of residents in the office. She hopes that residents will be able to pay their fines online via the new gate access program. Mr. Bejarano thanked Mrs. Jacobs and the Grievance Committee for their important work.

Architectural Control

Dr. Jonas reported that the ARC Tracker continues to be successful and efficient when reviewing and approving petitions. There are some residents and village boards that are still having problems with navigating

the system. Mr. Robert Thomson, ARC Tracker CEO, is willing to help educate the boards. Dr. Jonas is working with Mrs. Martinez on managing the number of petitions in the village review stage that are stagnant due to missing information. There are more homeowners doing major construction projects and the committee is working with them and the contractors to maintain the worksite so the residents that live in the community are not inconvenienced.

Finance & Insurance Committee

Mr. Halpern reported that the committee is still working diligently with the Club on the fuel sharing project.

Peter Ruben, who has experience in the cable industry, is making progress with the Hotwire contract. Comcast has agreed to provide a list of residents who are still using their service. Comcast will also be proposing a bid for a bulk contract and will be meeting with the committee in April.

Mr. Halpern reported that we are doing very well with the insurance coverage and are in good shape with the finances. There are CDs that are coming due, and a ladder has been created so they do not come due all at once. He will have a chart to track when the Glades Rd entrance project payments are due to prevent any financial strain.

The committee is negotiating with the bank to determine the calculation of the fee charges. They are looking at the ambulance contract to see if the Master Association can get a better deal. The committee is also looking at each department's supplies that are ordered and the way bills are paid to determine if the vendors provide any discounts.

Mr. Halpern proposed a system to fine people for not wearing helmets. The first offense would be a \$50 fine and upon presenting a helmet and a receipt they can be reimbursed. The second offense would be a \$100 fine with no reimbursement. The goal is to get people to wear helmets. Mr. Bejarano tabled the proposal and asked for it to be revisited at the June Board meeting. This will allow sufficient time for Mr. Lenehan to present the topic to Safety & Security Committee.

Communications & Education

Mrs. Rome reported that there will be a Hurricane Preparedness session in June. She is also trying to schedule small group meetings on how to recognize and prevent scams. There will be more scam awareness meetings next season. The committee is working on a scam alert eblast that will include a link to a short training video about department of transportation scams. Door hangers will also be distributed by the village associations and presidents with scam alert information. An eblast will also be sent informing them to be on the lookout for the door hangers. Mrs. Rome reported that they will be providing board member orientation in the fall.

Mr. Bejarano advised that Mrs. Banmiller and Mrs. Martinez will be responsible for the day-to-day operational eblasts and the committee will be responsible for the more important communications.

Safety & Security

Dr. Lenehan reported that there were quite a few people who wanted to volunteer on the committee, from which he was able to select a new committee. He met with Chief Lastella several times, and there will be enhanced PBSO security over Passover due to the heightened security period. Dr. Lenehan made a proposal to hire an additional PBSO Deputy for a 4 hour shift for special events, and work with the Club on how to share the \$7800 expense. Dr. Lenehan, Mrs. Banmiller, Chief Lastella, Mr. John Collins and the Palm Beach County Sheriff's Office had a meeting to address the concerns. In the event of a terrorist attack, PBSO has unlimited resources such as a SWAT team, and helicopters that can be on site within 2-3 minutes. Dr. Lenehan also spoke with Mr. Halpern about increasing the PBSO to two Sheriffs which would be a non-negotiable cost of about \$600,000. Mr. Bejarano made a motion to approve \$10,000 for an additional PBSO Deputy for special events. The Board unanimously agreed, and the motion was carried.

Dr. Lenehan is working with Chief Lastella and Mrs. Banmiller regarding providing armed guards at the gate. Boca West is one of the last country clubs that do not have armed guards. They are investigating having an armed guard at each gate in addition to the current security guards. Mr. Halpern will investigate the insurance implications and costs of bringing in armed guards versus increased trained police force.

Special Projects

Dr. Jonas reported that an Owners Representative has been hired for the Glades entrance renovation project. The next step is to hire all the experts.

Strategic Planning

Mr. Goldstein reported that he has selected his committee, and they will have their first meeting in April.

Landscape & Maintenance

Mrs. Pollard reported that all of her committee members returned for the new committee season. The beds are being prepped for the summer plantings. The staff is thrilled with the new mower. The Arvicola plantings along Glades Rd have been completed. The landscaping work along Yamato will begin in April. The culverts are clean, and water is flowing freely.

Mr. Charles Cobb, who had an integral part in the initial development of Boca Raton and Boca West, presented at our annual meeting. He said he was very impressed with the landscaping and how Boca West has grown into the community it is today.

Mrs. Banmiller reported on the landscaping building renovation. The exterior work should begin in the first week of May and will take about 30 days. Once completed, the interior renovation will begin.

Legal

There was no business to report.

Executive Director's Report

Mrs. Banmiller reported that she, Mr. Levy, and Mr. Britt Marcell met with Reliable Power Systems for the generator this week. It would cost about \$40,000 to replace the generator we have, and installing a switch for the entire building would cost about \$184,000. We feel that replacing the current generator to supply power to Suites 104/105 is sufficient. The server room in Ste 101 does need to be powered at all times which will require a portable generator and AC. Mr. Bejarano made a motion to move forward with replacing the generator for \$40,000. Dr. Jonas seconded the motion. The board unanimously agreed, and the motion was carried. Mrs. Banmiller will investigate the costs of installing the Tesla solar panel and power walls.

Mrs. Banmiller reported that an eblast will be going out next week regarding the new gate access app, Entrance IQ, which will go live on May 4. The transition should be seamless as the guest lists will automatically populate from Gate Access app to the Entrance IQ app. Transponders are not changing.

Mrs. Banmiller gave an update on the turnpike expansion. FLDOT offered to pay \$600 for a temporary 100 sq ft easement for their use through the next 7 years. The second option is eminent domain in which they would purchase the land for \$64,000. Sax Sach Caplan will review the contract. The easement is on Yamato next to the bridge. Mrs. Banmiller is going to counteroffer and ask for a sound wall in addition to the purchase payment.. She met with an acoustic engineer, Mr. Gary Sebin with GL Homes, who advised that there are 10 areas he can test. Mrs. Banmiller will ask him to eliminate Glades and Jog Rd. The proposal came in at \$34,000 for a two week process of testing.

Mrs. Banmiller advised that ADT conducts a yearly test and asked if anyone would like to volunteer. Chief Lastella will contact Mrs. Pollard and Mrs. Rome.

New Business

There was no business to report.

General Good & Welfare

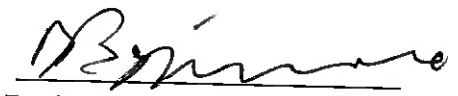
There was no business to report.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:10 P.M.

Next Meeting Date: Wednesday, May 6, 2026 @ 2:00 PM.

Respectfully submitted



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

June 6, 2026

Date