



BOCA WEST MASTER ASSOCIATION

SAFETY & SECURITY COMMITTEE MEETING

Wednesday, March 25, 2026 at 11:00 A.M.

Minutes

In attendance: Dr. Sean Lenchan, Chair, Harvey Ehrlich, Iris Hyman, Steve Milhauser, and David Okun. Stuart Rosenholtz was absent. Mary Banmiller, Executive Director, and Chief Joseph Lastella were also present.

Dr. Lenchan called the meeting to order at 11:00 A.M. and established a quorum.

Chairman's Overview

Dr. Lenchan welcomed the committee and introductions were made. The committee members signed the confidentiality agreement.

Dr. Lenchan asked for everyone's availability in order to schedule the monthly meetings. He informed the committee that the role is to come up with ideas which he will present to the Board who makes the final decision.

Dr. Lenchan informed the committee that the Master Association and the Club started to have joint meetings about security at club events.

Dr. Lenchan explained the respective walking paths and cart path responsibilities of the Master Association and the Club. The carts and bikes are not supposed to be on the walking paths.

Director of Security Report

Chief Lastella reviewed the Security Report.

Chief Lastella reported that a new gate access program called Entrance IQ that will be introduced to the residents.

There will be increased Palm Beach County Deputy Sheriffs on site during Passover.

SAFETY & SECURITY COMMITTEE
WEDNESDAY, MARCH 25, 2026
PAGE 2

Committee Member Comments

The committee discussed the parking issue at the Club, speed bumps and cameras, speeding fines and the appeal process through the Grievance Committee.

The committee developed a list of topics to discuss:


- Lifestyle Center parking and valet issues
- Entry procedures for deliveries due to world events
- Parking on side streets along the entrance such as to Charter Cay & Clubside, which causes a problem with visibility
- Enforcement of stopping at stop signs, speeding regulations, where carts/bikes can travel, and the helmet requirement
- Increase Security at the gates
- Recreation paths for walking and riding
- Traffic and congestion issues around the club and the Lifestyle Center
- Armed protection against forced intrusions at security gates
- Speeding and stop sign violations
- Security at large activities with members present
- Enforcement of members' dress codes while exercising around Boca West
- Exploring golf cart path usage

Adjournment

With no further business to discuss, the meeting was adjourned at 11:51 A.M.

Next Meeting Date: Thursday, April 16, 2026 @ 9:30 AM

Respectfully submitted,



Dr. Sean Lenehan
Director, BWMA BOD

5/13/26

Date