



# BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, May 6, 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: Jodi Siegel, The Cove; Frank Bonelli, Pinelake; Eric Sacks, Clubside; Steve Etter, The Island; Arhtur Schwartzman, Bob Schwartz and Steven Roth, BWCC; Jane Fina, Bridgewood MR I. David Diaz, Owner's Representative, from Solutions Builder for the Glades Entrance Renovation Project attended via Zoom for the President's Message portion of the meeting.

Mr. Bejarano called the meeting to order at 2:00 P.M. and established a quorum. Mrs. Rome made a motion to approve the March 25, 2026 minutes. Mr. Halpern seconded the motion. The Board unanimously agreed, and the motion was carried.

### **President's Message**

David Diaz, co-founder of Solutions Builder, presented an update on the improvement project for the Glades Road entrance. He reported that Insight Studio has been engaged and is finalizing their design development phase, with work ongoing to select an arborist and structural engineer. He also has been working with DJS Surveyors to update the property survey. Mr. Diaz outlined plans to onboard all the consultants and contractors with a goal to have an official project kickoff within 45 days to discuss scheduling and financials to ensure timely project completion.

### **Committee Chair Reports**

#### Architectural Control

Dr. Jonas reported that he has been working with Mr. Diaz, Mrs. Banmiller, and Mr. Lawson Turner to bring in an arborist to discuss the concerns with the Oak trees.

Dr. Jonas advised that there are a lot of people who use various kinds of hurricane shutters and accordion shutters which are not aesthetically pleasing. Dr. Jonas made a motion to not allow accordion shutters going forward and those members who already have accordion shutters will be grandfathered in. The Board discussed the motion. The Board unanimously agreed and the motion was carried.

Dr. Jonas reported that there are a lot of homeowners who are doing knock downs and rebuilds or are doing major construction in several of the single-family home communities. Dr. Jonas explained that the committee has received complaints from neighbors about the projects going over the scheduled timeline. Once petitions are approved, the homeowner has 180 days (6 months) to complete the project and if not completed after the initial approval period they can request an extension. Dr. Jonas made a motion that extensions can only be requested for 90 days (3 months) and if not met, the homeowner would be fined \$100 per day. The committee discussed implementing fines for the homeowners whose contractors exceed their construction timelines. The Board unanimously agreed and the motion was carried.

Dr. Jonas made a motion to hire Mr. Jonathan Ricketts, a civil engineer, to assess what the cost would be to

redo all the walking paths and add additional walking paths around Boca West Dr and Golfside Dr for \$9,600.00. He will ask Mr. Ricketts to submit a separate pricing for Plantation Colony. Mrs. Banmiller will send a communication to the villages asking if they would like to piggyback on this project to save money. The Board unanimously agreed, and the motion was carried.

#### Communications & Education

Mrs. Rome reported that the committee is working on updating the Welcome Book and the website to keep it current. The committee is creating a monthly message from the Master Association to provide brief and informative updates. The first monthly message will be emailed next month. Mr. Bejarano commended Mrs. Rome and her committee for their efforts in hosting the education sessions which were not done in previous years. The sessions have made a difference with the members. He encouraged her to continue and build on that for the coming year.

Mrs. Rome reported that the committee realized they need to reach people in different ways as there is a large group of people who do not go online or read emails. The committee created a handout to educate them on how to recognize and prevent from being scammed.

#### Finance & Insurance Committee

Mr. Halpern reported that Comcast attended the meeting to discuss contract negotiations and the poorly maintained Comcast boxes. Comcast still has some clients in Boca West.

Mr. Halpern reported on the fuel savings initiative with the Club, which is still ongoing.

Mr. Halpern reported that Mr. Steve Levy met with a Tesla consultant last week. The cost is about \$42,000 to equip the BWMA building with power walls. A new generator was purchased for Ste 105 as the current generator no longer functions. Mr. Levy is exploring options for a solar farm that would benefit the community.

Mr. Halpern reported that the Committee is reviewing the American Medical Response (AMR) contract to see if a better price can be negotiated and is investigating other ambulance services.

Mr. Hirschhorn reviewed the leases for the upstairs suites and ensured that the COLA was included in each contract.

Mr. Halpern reported that the committee is also reviewing the lake maintenance contract which costs \$548,000 per year. They are investigating alternative services to maintain the lakes. There is a problem with grass clippings being disposed of by the landscapers, which adds to the algae problem.

Mr. Halpern reported that members are requesting extra security. Mrs. Banmiller met with Palm Beach County Sheriff's Office. Currently, they work 8-hour shifts, to ensure there is always one Deputy on site. If we were to add one more Deputy, that would take our contract the next level which would require a Sargeant to be assigned to Boca West. The cost would increase to \$2.9 million a year. It was agreed that we can have an extra Deputy on an as needed basis. Hiring a private armed guard service was also researched, but they do not have the quality training and government connections that PBSO has. The Boca West Security guards will have new tactical uniforms. Mr. Halpern reported that they are looking into charging a security fee to help pay for the extra security.

#### Landscape & Maintenance

Mrs. Pollard reported that due to the cold weather, the iguana population has decreased from 10 – 25 kills a day to 4-6 kills a day. Mr. Halpern is investigating other bids for Iguana control.

The Glades Rd Ficus replacement is complete, and 15-gallon Arvicola has been planted on Yamato Rd. It will take about a full year for it to completely fill in.

Mrs. Pollard reported on the restored Big Bertha pump which is now working at full capacity.

The summer annual flowers will be planted beginning the first week of June.

#### Safety & Security

Dr. Lenehan reported that the conversion to Entrance IQ gate access app is at 43%. He thanked Mrs. Rome and the Communications Committee for notifying the residents. Dr. Lenehan reviewed the Entrance IQ reporting system. The Board commended the work Mr. Sean Wasloff, Security Administrator, has been doing to convert the residents over to the new app.

Dr. Lenehan reported that there are very few companies who have stop sign cameras and they continue to work through the negotiations with the Stop for Kids program.

#### Strategic Planning

Mr. Goldstein reported that the committee discussed the possible maintenance storage facility relocation and converting the area into a park,

#### Legal

There was no business to report.

#### **Executive Director's Report**

Mrs. Banmiller reported that Mrs. Marcy Woodward announced a workshop for FDOT on May 19<sup>th</sup> and encouraged the Board members to attend the meeting. Mrs. Woodward, who is an elected commissioner, has lobbying power. Currently, through negotiations, there is a plan to have a sound wall going from Waters Bend north to Yamato Rd. She asked them for a sound wall from the Yamato bridge down to the Yamato entrance in exchange for FDOT taking some land along the turnpike. FDOT offered to build a wall from Waters Bend all the way down to Glades Rd. Mrs. Banmiller will continue to negotiate for the Yamato sound wall. She met with the representative from the community on the other side of the turnpike who informed her they built their sound wall for a reasonable price in order to sell the homes. Mrs. Banmiller reported that she hired an acoustics engineer to test the sound levels along Yamato and the turnpike to better assist in the negotiations.

Mrs. Banmiller advised that Via Verde board came to us, as we have an agreement to maintain the median in Glades Road in front of Boca West, asked if we would like to contribute to enhancing the landscaping on the median. She advised them to present the proposed enhancements for the Board to discuss and how that would change the maintenance contract.

Mrs. Banmiller reported that she has been negotiating with Stop for Kids for the stop sign cameras.

#### **New Business**

There was no business to report.

#### **General Good & Welfare**

Mr. Etter spoke about increasing the security in The Island.

Mr. Bonelli inquired about the walking path along Bridgewood Dr belongs and if it will be included in the walking path repaving project.

Mr. Sacks asked if the Master Association can turn off transponders for residents in his village that do not comply with the village insurance requirements. Mrs. Banmiller will speak with Ms. Furman to determine what the Master Association is allowed to do.

Mr. Sacks advised that the valets park cars at the intersection coming out of Clubside which makes it difficult for residents to see oncoming traffic when exiting the Clubside community.

A request was made to send a map of the locations of all AED machines to the residents.

Ms. Siegel The need for EV charging stations in The Cove.

Guidelines need to be established for the large homes that are being built in Boca West. Dr. Jonas will discuss the concern with the ACC and present the recommendations.

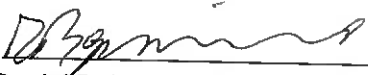
Mr. Bonelli asked when the streetlight installation on Bridgewood Dr, near Pinelake will take place. Mrs. Banmiller is awaiting a response from the lighting company concerning installations in Pinelake, Woodbridge, and Plantation Colony.

**Adjournment**

With no further business to discuss, the meeting was adjourned at 3:25 P.M.

Next Meeting Date: Wednesday, June 9, 2026 @ 2:00 PM.

Respectfully submitted

  
Daniel Bejarano  
BWMA, President

  
Ronnie Pollard  
Secretary

Date

