



BOCA WEST MASTER ASSOCIATION

Architectural Control Committee Meeting
Tuesday, May 19, 2026
9:00 AM

MINUTES

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Eric Sacks, Stacey Cohen and Lisa Yarnell. Brad Singer and Leslie Schneider were 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. Dr. Jonas made a motion to approve the April 21, 2026 minutes. Mr. Koval approved and Mr. Sacks seconded the motion. The committee agreed and the minutes were approved.

Chairman's Review

Dr. Jonas reported that the Master Association is continuing to move forward with the Glades front entrance project.

Mrs. Banmiller met with BMG Homes to maintain open communication regarding their various projects. Mrs. Martinez requested a list of members from Security who have hired Van Kirk Pools. Mrs. Banmiller will also speak with Van Kirk Pools regarding their open projects.

The committee discussed creating guidelines to limit single-family home tear-downs and rebuilds. The governing documents for single-family home communities do not include size restrictions. New homes can become obtrusive and create privacy concerns for neighboring properties. Mrs. Banmiller will consult with a real estate attorney to determine the criteria the Master Association can establish. The committee also recommended hiring an architect to review the plans.

Dr. Jonas asked the committee members to notify Mrs. Banmiller and Mrs. Martinez any unapproved work being done and dirty roofs they see. He also advised that the Master Association should not get involved in neighbor to neighbor or village to village disputes. These types of disputes are the responsibility of the property managers.

The committee discussed the need to inform residents about which projects require permits from Palm Beach County. Mrs. Martinez will send the committee a pamphlet from Palm Beach County listing projects that do not require a permit.

New Business:

1	Shelley Neckman	20484 Linksview Way	Cypress Walk	Garage door replacement	Approved
2	Jeff Baltimore	19706 Waters Pond Ln Unit 504	Waters Bend	Patio in back and front	Cancelled
3	Paul Goodstat	7768 Wind Key Dr	Wind Key	New roof	Approved
4	Fairway Oaks	c/o Denise O'Kane	Fairway Oaks	Monument signs to be updated; 2 signs one each side of entrance	Approved
5	Phyllis Sousa	20148 Northcote Dr	Fairway Oaks	Pavers for pool deck and sidewalk	Cancelled
6	Barry Blazer	19533 Bay View Rd	Baywood	New roof	Approved
7	Elliott Parr	20000 Sawgrass Ln Unit 5003	Peppertree I	Install picture windows and two panel sliding glass door with bronze frame and bronze glass. Install composite full flush fiberglass door primed white and ready to paint.	Approved

8	Lisa Hanges	7703 Cedarwood Cir	Cedarwood	Revised front fence and new rear fence	Approved
9	Gary Spector	20125 Fairfax Dr	Fairway Oaks	Front door replacement	Approved
10	Shari Cohen	19426 Chapel Creek Dr	Chapel Creek	Remove wooden panels in front of house and replace with stucco finish and paint SW Pure White.	Approved
11	Scott Lipkin	7046 Woodbridge Cir	Woodbridge	Addition of 2 bedroom and 2 bathrooms on a second floor	Approved
12	Alyssa Feller	20109 Waters Edge Dr Unit 303	Waters Edge	Redoing driveway pavers	Cancelled
13	Jeffrey Nager	3102 Bridgewood Dr	Pinelake	Installing patio behind living room and pavers for a pathway behind bedroom patio	Approved
14	Gary Katz	19575 Bay View Rd	Baywood	New roof- tile to tile and flat deck re-roof	Approved
15	Pam Prince	19357 Cedar Glen Dr	Cedar Glen	New roof	Approved
16	Jack Lustig	7787 Wind Key Dr	Wind Key	Whole house remodel, replace windows & doors and roof addition	Approved
17	Martin Schear	2003 Bridgewood Dr	Bridgewood TH II	Replace windows with hurricane impact	Approved
18	Linda Weinfeld	6895 Willow Wood Dr Unit 1076	Willow Wood MR I	Window replacement with impact	Cancelled
19	Laurie Kotton	19880 Sawgrass Ln Unit 3903	Pepertree I	Install back paver patio, 30ft x 10ft	Approved
20	Barbara Shorr	20152 Waters Edge Dr Unit 801	Waters Edge	Window replacement with impact	Approved
21	Julie Luchs	2004 Bridgewood Dr	Bridgewood TH II	New front door	Approved
22	Les Kalmus	19452 Cedar Glen Dr	Cedar Glen	Window and door replacement	Approved

23	Judith Oppen	7451 Mahogany Bend Ct	Mahogany Bend	Replace front door and side windows of front door	Approved
24	Cindy Salik	7274 Rexford Rd	Wedgewood	Garage addition	Village Review
25	Barbara Grandon	7583 Rexford Rd	Wedgewood	New roof. Westlake Saxony 900 Slate in the color Weathered Ash	Approved
26	Debra Korman	7567 Rexford Rd	Wedgewood	Landscaping	Cancelled
27	Stanley Berg	405 Bridgewood Ct	Bridgewood Villas	Exterior landscaping	Approved
28	Ellen Miller	19884 D Planters Blvd	Chater Cay	Remove shrubs along side of unit and replace with 8'x10' ft paver patio	Approved
29	John Hynes	6765 Woodbridge Dr	Cypress Walk	Addition and replace 2 doors and windows	Approved
30	Ellen Saraisky	19951 Boca West Dr Unit 3131	Brookwood	Install exit door in screened porch	Cancelled
31	Jerrold Gattegno	1661 Bridgewood Dr	Bridgewood MR I	Kitchen and living room terrace enclosure	Approved
32	John and Debra Tomskey	20100 Boca West Dr Unit 128	Laurel Oaks	New windows and frames	Approved
33	Andrea Susser	2301 Bridgewood Dr	Bridgewood TH II	Remove old pavers,replace with matching the walkway being installed this week	Approved
33	Joseph Balinsky	19288 Chapel Creek Dr	Chapel Creek	Installation of new front door and two sidelights, bronze frames.	Cancelled
34	Amanda Triner	7802 Lakeside Blvd Unit 744	Lakewood MR IV	Replacement of existing windows and doors	Approved
37	Scott Lipkin	7046 Woodbridge Cir	Woodbridge	New roof	Approved
35	Laurie Kotton	19880 Sawgrass Ln Unit 3903	Peppertree I	Garage door replacement	Approved
39	Debra Kuntz	20290 Fairway Oaks Unit 274	Fairway Pt II	Impact Windows, enclose balconay	Approved
40	Pati Kern	7409 Bondsberry Ct	Woodcrest	Replace front door with impact resistant doors and front window	Approved
36	Marc Gillman	1403 Bridgewood Dr	Bridgewood TH I	Exchange old sliders (4) living room, master and guest bedroom and one front door	Approved
37	William Eisenberg	7185 Woodbridge Cir	Woodbridge	Remove and replace existing roof with Eagle/Belair Dark Gray Range tile	Approved

38	Josh Gochnauer	19624 Oakbrook Cir	Oakbrook	Installation of black aluminum fence	Cancelled
39	Jerry Appelblatt	19307 Sabal Lake Dr	Sabal Lake West	Install Water Filtration System	Cancelled
40	Dana Mitchell	20124 Northcote Dr	Fairway Oaks	Previously approved brickwork, but changed installer	Approved
41	Craig Hammer	20080 Boca West Dr Unit 414	Laurel Oaks IV	Replacement of windows and sliding glass doors to impact	Approved

Previous Petitions

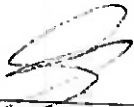
Adam Meyers	6925 Rain Forest Dr	Plantation Colony	Installation of impact windows/doors	Cancelled
Lee & Lisa Oleinick	19235 Chapel Creek Dr	Chapel Creek	Addition to home	Denied due to lack of information
William Davis	7389 Woodmont Ct	Woodcrest	Garage door	Approved
Patti Kern	7409 Bondsberry Ct	Woodcrest	Construction of pool: Denied as homeowner is selling home	Denied
Mindy & Sam Schwartz	19707 Waters Pond Ln Unit 404	Waters Bend	Window replacement	Approved

Review ACC Violations

The committee reviewed the violation's list.

With no further business to discuss, the meeting was adjourned at 9:55 AM.

Next Meeting: Tuesday, July 21, 2026 @ 9:00 AM.


 Dr. Steven Jonas
 Chairman, Board of Directors

7-20-26
 Date