



BOCA WEST MASTER ASSOCIATION

SAFETY & SECURITY COMMITTEE MEETING

Wednesday, May 13, 2026 at 11:00 A.M.

Minutes

In attendance: Dr. Sean Lenehan, Chair, Harvey Ehrlich, Iris Hyman, Dr. Steven Milhauser, Stuart Rosenholtz and David Okun. Mary Banmiller, Executive Director, and Chief Joseph Lastella, Sean Wasloff, Security Administrator, were also present.

Dr. Lenehan called the meeting to order at 11:00 A.M. and established a quorum. Dr. Lenehan made a motion to approve the April 16, 2026 meeting minutes and the revised March 25, 2026 meeting minutes. The committee unanimously agreed and the minutes were approved.

Chairman's Overview

Dr. Lenehan reviewed the purpose of requesting the committee to find potential security issues or safety hazards throughout Boca West.

Entrance IQ Gate Access App

Mr. Wasloff reported that about 52% of the residents have transitioned over the new app. Mr. Wasloff has been working closely with EIQ to ensure resident information and guests lists are added properly. He reviewed the Entrance IQ reports which covered vehicles passing through the gates, the peak hours, and the renter's lease report with lease expiration dates. Security will start seeing tickets automatically generate which can be sent via email, text or mailed to the older residents. Residents will be able to pay fines online.

Chief Lastella advised that with the new system, there is a lot of data available which enables him to run various reports. If the committee would like to see a certain report to let him or Mrs. Banmiller know. The reports can also tell how many and how often vendors are coming into the community and where they are going. The committee discussed how the reports can be analyzed and used for security operations.

Captain Perez modeled the new security uniform which all the guards will be wearing within the next couple of weeks. The new uniform has a more tactical look and is very impressionable.

Director of Security Report

Chief Lastella reported that the speed cameras read the license plates. Golf carts have been issued with larger registration numbers so they can be seen on the cameras. For the stop sign cameras to catch bicyclists, the bicyclists will need to be identified somehow.

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Chief Lastella reported that we are moving to another software company which can detect thermal or if someone is carrying a firearm and has an active shooter line in it. He has a 60 day free trial which works with our existing cameras. They are looking into developing a stop sign camera for us, which we will be able to set the parameters for a rolling through a stop sign. Unfortunately, there are not a lot of companies that offer stop sign cameras.

Captain Perez will attend the next Safety & Security meeting to give the members an idea of how the Grievance Committee handles speeding issues.

Committee Member Comments

The committee reviewed the areas they found to increase safety on the roads and walking paths. Some of the issues that are club related will be passed along to the club.

- Walkways in need of repair. Mrs. Banmiller confirmed that the areas are part of walkway path restoration project and new paths will be added to areas that are needed for safety to encourage walkers to stay on one side and not have to cross the street. The Board approved hiring an engineer to start the process. Once complete, we will go to bidding to remove and repave 7 miles of walking paths. When she receives the engineer's report, she will share it with the committee.
- Areas where golf carts can be re-directed off of the walking paths. Mrs. Banmiller advised that new signs will be installed pointing golfcarts to the streets.
- Adding pavers or stepping stones on the grass after exiting Baywood so residents can get to the walking path.
- Adding a crosswalk from Clubside to Willow Wood.
- Widening the path by the courts due to the amount of traffic.
- Adding a stop sign or a "blind driveway" sign at Clubside. Due to the traffic coming around the curve, it is difficult for Clubside residents to enter or exit the community.
- Valet double parking cars on Boca West Drive makes visibility difficult for drivers. The committee suggested having the area monitored when the season starts and dependent on the findings, make a recommendation to the Board.

Dr. Lenehan asked the committee to come up with ideas for educational seminars. The committee discussed how best inform the community about scam prevention.

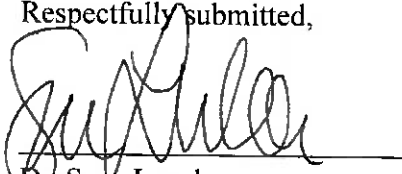
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Adjournment

With no further business to discuss, the meeting was adjourned at 12:25 P.M.

Next Meeting Date: TBD

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Lenehan", written over a horizontal line.

Dr. Sean Lenehan
Director, BWMA BOD

Sept 17, 2026
Date