



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Tuesday, June 9, 2026

1:30 P.M.

Minutes

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

Guests: Morris Gurevitch Akoya; Gary Nath, The Island; Ralph Delman, Oakbrook; Joyce Andrews, Oakbrook; Howard Boilen, Oakbrook; Laurie Andrews, and Stefan Cotton, Cotton & Co; Steve Etter, The Island; Ken Wollenberg, Waters Edge; Marc Finkelstein, Waters Edge; Robert Spring, Wedgewood; Bernard Friedman, Wedgewood; Morris Maybruch, Bridgewood TH II; Gary Quintiere, Clubside.

Mr. Bejarano called the meeting to order at 1:30 P.M. and established a quorum. He made a motion to approve the May 6, 2026 minutes. The Board unanimously agreed, and the motion was carried.

President's Message

Mr. Bejarano introduced Ms. Laurie Andrews and Mr. Stefan Cotton. Mr. Cotton advised that their core objectives are to increase the property values and support the financial strength of the Club and the community overall through sustained appreciation. They presented Boca West Realty's performance, reporting a 73% market share and noting that while overall transaction volume was down 9%, Boca West Realty's revenue was up 3% with higher-end pricing. The presentation highlighted that inventory levels had increased to 35 average monthly listings compared to previous years, with a historic low of 24 active MLS listings, and that the community was absorbing inventory three times faster than Palm Beach County overall.

The Board discussed a village request to suspend transponders based on village violations. Mr. Bejarano explained that the Master Association cannot currently suspend transponders without amending the bylaws. Mr. Bejarano will speak with Ms. Furman and then will discuss the issue with the Board if they would like to move forward with the requested amendment.

Committee Chair Reports

Architectural Control

Dr. Jonas Steven Jonas reported on architectural control matters, noting the many petitions in Boca West and highlighting issues with village response times on approvals. He reported that some of the village boards are still very slow in reviewing and approving projects at the village level once the petition is released to the village board. There is a 45-day limit on the term of the petition once it has been submitted, and once the 45-day limit has been reached, the petition is automatically cancelled. He asked Mrs. Rome to host another roundtable to educate the village board members once season starts.

Mrs. Banmiller and Mrs. Martinez have initiated the Request for Extension Guidelines in the ARC Tracker platform.

He is working with Mr. Schwebel and Mr. Singer on qualifications for single family homes construction based on lot size and height. Mrs. Banmiller is working with a real estate lawyer on the legal side.

Communications & Education

Mrs. Rome reported that the last session of the year is scheduled for June 17 to educate the residents about hurricane preparedness. The committee is working on the education schedule for next year with some of the more popular programs returning plus a few new ones. The committee is starting their new monthly message which will provide bits of information and safety reminders on a timelier basis.

Finance & Insurance Committee

Mrs. Banmiller reported on behalf of Mr. Halpern Treasurer. Key updates included the decision to roll over a Treasury bill that comes due on June 30 to a six-month term to pay for ongoing and upcoming capital projects. Depending on the pace of these projects and the payables on these projects, that will determine whether to cash in the August T-bill and will report more on that next month. A cash flow report was developed showing how much money is needed now and throughout the next year to two years.

Mrs. Banmiller mentioned the ongoing efforts to mitigate the issues to curb the algae growth in the lakes. She is working on a plan to bring it in house to reduce costs and maintenance.

She reported on the upcoming insurance renewals in October and the progress on the 2026/2027 budget timeline.

The committee discussed telecommunications agreements, with promising initial talks underway with Hotwire and ongoing proposals from Comcast and Bluestream. With the Comcast proposal, we are pushing them to try to get rid of the boxes throughout the community that are really an eyesore.

The committee continues to monitor long-standing contracts to make sure we remain competitive in the market.

Landscape & Maintenance

Mrs. Pollard reported on Big Bertha repairs, the summer landscaping updates, including plans for coleus plants, and on the ongoing challenges with lawn cuttings falling into lakes.

Safety & Security

Dr. Lenchan provided safety and security updates, reporting that 1,988 street addresses have adopted the EIQ app with a current acceptance rate of 55%. He discussed the traffic safety issues, including 400 speeding tickets since camera resets. The next security committee meeting is scheduled for July 14th at 1:00 PM.

Special Projects

Mr. David Diaz reported on the Glades Road Entrance project with the design and development stage being 80-90% complete. The contracts with subconsultants, the civil engineer and the aquatic engineer were finalized.

He advised that he is working through three different strategy approaches for the general contractor selection.

Dr. Jonas made a motion to move forward with the paver repair project at the Glades and Yamato entrances. The Board unanimously agreed and the motion was carried.

Strategic Planning

Mr. Goldstein presented the committee's initiatives regarding constructing standardized golf cart parking structures in the villages. The Board agreed to send a questionnaire to village presidents for feedback and to gauge interest.

Legal

There was no business to report.

Executive Director's Report

Mrs. Banmiller reported on the acoustical engineering report showing four out of five tested equipment locations exceeded normal sound levels. The results will assist with plans to petition for sound walls along the Florida Turnpike and Yamato Road. That report has been shared with Ms. Marcy Woodward, Vice Mayor of Palm Beach County, who's going to help in lobbying for with the sound walls.

New Business

There was no business to report.

General Good & Welfare

The main discussion centered on concerns about new security guard uniforms and rotation policies. Mr. Bejarano invited the guests to raise their concerns.

Howard Boilen, Oakbrook president, was surprised to have the guards rotated without being informed. Joyce Andrews, a resident of Oakbrook, noted that the guards are paid differently and are known to their individual communities and considered it to be inappropriate to be rotated to other locations, which she deemed to be antithetical to the entire structure of Boca West where membership is sacrosanct. Her other concern was the change in uniforms which she views are guerilla style and threatening. The colors are inappropriate for the summer and not befitting to a beautiful club. She inquired if the club, the membership and village presidents were informed and how the change occurred without approval.

Gary Nath, spoke on behalf of The Island, agreed with some of the comments and objections. His community has always had an issue with whether they were going to have a reception at the guardhouse or if they wanted physical presence of authority. The residents moved there because of the security aspect of The Island and having a uniform was always appropriate. He likes the uniforms other than the military style vest. He advised that the gatehouse has air conditioning issues and prefers just the badge with the attire is more than appropriate and asked the board to take it into consideration. Mr. Nath reported that the only time the security personnel are changed is when someone is sick, absent or on vacation. The security guards that Chief Lastella has provided have all been extremely receptive to their requests. Chief Lastella always approaches his board if they are willing to take on that guard on a full-time basis. He commended the working relationship he has with Chief Lastella.

Ralph Delman, former Oakbrook president, advised that the rotation has been met with complete disapproval from the Oakbrook residents. They have a budget for the guards' pay which differs from how the other guards are compensated in other communities. He strongly requested to discontinue the rotation.

Bernie Friedman, Wedgewood president, advised that his residents are not happy with the rotation as they are comfortable with the guard, the new guard system, the service and the computer operations their management has put in place. With the rotation, it will be impossible for the new guards to know the computer system. The other complaint is about the uniform which he requested to have the shirts changed, which the Master Association denied.

Joyce Andrews added onto Mr. Friedman's comment about the uniform cargo pants, which are not allowed in Boca West and should not be acceptable as part of the uniform.

Danny Bejarano thanked the guests for raising the issues and recognized that there are two separate issues: a. guard rotation; and b. uniform style. The Master Association is responsible for the security of the community as a whole. Each of the four villages with inner gates are independent entities and it is up to their leaders to decide what type of security they wish to have.

Mr. Bejarano advised that Akoya opted to have their own security as an example. The three villages with inner gates have opted to use the security that the Master Association provides. Regarding the uniform, Boca West is unfortunately living in a period of risk associated with terrorist attacks, which is a very serious issue and is particularly high for Boca West due to the fact that it is a well-known community with a large Jewish population. Anyone who wishes to do harm to Jewish people, will go after targets that would produce the largest and strongest impact. The Board received numerous complaints from residents that felt that the Master Association is not prepared to deal with such a risk. The Security guards are employees of the Boca West Master Association who are nice people whose job consists of checking who is on an approved guest list and who is not.

The Board was asked by the Club to take a serious look at the risk of a terrorist attack. The Master Association had two options which were debated internally with the Board: a. change the guards to armed guards, which would result in laying off the entire security team and hiring an armed guard's service provider; or b. increase the presence of the Palm Beach Sheriff's Department, which currently costs \$750,000 per year.

At the advice of Dr. Jonas, there were detailed discussions with the Master Association and the leading members of PBSO who advised if the Master Association chooses armed guards, they will be efficient when it comes to protecting and defending the residents because they are not trained for such events. Secondly, it is the worst possible situation due to conflicting lines of command because the armed guards service and PBSO do not communicate with each other. In addition, PBSO advised that because the U.S. President is in residence in Palm Beach County, the county is constantly under the most heightened level of security, which in turn benefits Boca West. Chief Lastella receives intelligence reports from the largest intelligence unit within the country, which is the NY Police Department Intelligence Unit. The PBSO is equipped with drones and helicopters which will be at Boca West in a matter of minutes if needed. The Board initially opted to increase the presence of police force. However, the Master Association is not able to afford it because under the rules that the Sheriff Department operates, if there are two vehicles here 24 hours a day, then a commander needs to be on site, and the cost would have risen from three quarters of a million to \$3M which simply is not affordable. The Board decided to remain with the current PBSO contract and not hire an armed guard's service. The pretense to defer potentially bad people was still needed and therefore the Board opted to change the uniform. Mr. Bejarano agreed that the uniforms are frightening and the cargo pants do not look nice on purpose. Mr. Bejarano advised that it is not practical for the inner guards to continue to use the previous uniform.

Mr. Bejarano understood that the guards know the residents and asked the village leadership to work with Mrs. Banmiller and Chief Lastella on a system that will be more convenient for their needs and if there is no resolution then they are free to hire their own service. The Master Association charges the gated villages a 3% management fee for the security service, which is not excessive. Mr. Bejarano advised that it is his intention, depending on the geopolitical developments, to review the situation when and if there is no longer a high risk, but there is no guarantee. The Master Association does not want to be in a situation where there still exists a high risk, and have done nothing to enhance security.

Gary Quintiere asked how a vest protects the community. Mr. Bejarano explained that it acts as deterrence. Morris Maybruch explained that he plays in the South County Golf League and has travelled to as many as 15 courses around South Florida. Every single community had armed guards at the entrances. Mr. Bejarano responded that is their decision.

Ralph Delman asked if it was going to be necessary to have a rotation of guards. Mr. Bejarano reiterated that he has no objection if it can be worked out with Mrs. Banmiller and Chief Lastella.

Howard Boilen noted that Akoya is not the same as the three villages. His residents know everybody that's in the guardhouse, especially the 7 - 3 and the 3 -11 shifts and are more of a concierge service.

Ralph Delman asked what the reason was for changing the guards. Mrs. Banmiller explained that after evaluating, the reasoning behind the rotation is to have a uniform training for the guards so in the event the current guard is not available, Security is not having to retrain guards every time there is a need to post a guard at the inner gates.

Dr. Steve Jonas advised that he and Bob Schwartz, from the Club, met with the Palm Beach Sheriff's Office and they brought in a watch commander, a captain, and the deputy and discussed the security concerns at length. They concluded that with armed guards the guns were redundant. Most of the clubs do have armed guards, but none of the clubs have the Palm Beach Sheriff's Office 24-7. When a member was lost in one of the mid-rises, they were here with helicopters, drones, dogs, until they found the member.

Dr. Jonas explained that Mrs. Banmiller and Chief Lastella worked very hard to ascertain a certain look with the new uniforms with the intention that they give the impression of authority. The cargo pants are designed to look that way along with the utility belt and vest. The uniform was selected to act as a deterrence to anyone who may be casing the place. The guards at Oakbrook, Wedgwood, and The Island are employees of the Boca West Master Association, so they have to adhere to the same guidelines as the other guards do at the exterior gatehouses. Dr. Jonas emphasized that the rules are not going to change for the inner gates.

Bernie Friedman noted that the Club has employees in every dining room who wear different uniforms and they change when going from location to location. Dr. Jonas responded that there are not as many employees in the guardhouse. Dr. Jonas advised that if the villages decide to make any changes to inform the Master Association.

Mr. Robert Schwartz opined that it is important to have this discussion and the problems can be worked out easily. The Club and the Master Association have a fiduciary obligation to the members. Historically, the Club has always said it's the Master Association's job, but we are taking a different stroke and are working hand-in-glove with the Master Association. He suggested hiring a consultant to come in and tell us what we don't know. There are organizations that have been started by Jewish Federations nationally that do nothing but counsel other Jewish organizations on what security is and can be for them. He stressed that he does not want Boca West to be the last Jewish club that that doesn't have guns. It's all a perception for the guy driving by that's looking for a soft target. He agreed that the cargo pants are a good perception that the guards are armed to whatever degree. He advised that some country clubs have guns that are not loaded and the bullets are not stored in the guardhouse.

Mr. Bejarano concluded that the services of security are being offered and accepted by the three villages that are here and it is their decision if they wish to continue and buy these services or not according to the Master Association terms. If the Master Association opted for armed guards service, then that would be the service offered. Either way, the villages would have the option to investigate other security services.

Ken Wollenberg asked if the Master Association has a crisis emergency plan. Mr. Bejarano confirmed PBSO serves that purpose. There are no drills in place as we are dependent on the training of the Palm Beach Sheriff's Department.

Mr. Bejarano thanked everyone for taking the time to attend the meeting and asked the village leadership to convey to their residents the explanations for the selected uniform style and the reasoning for the guard rotations. The Master Association and the Club take the security responsibility very seriously.

Adjournment

With no further business to discuss, the meeting was adjourned at 2:56 P.M.

Next Meeting Date: There will be no meeting in July.

Respectfully submitted



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

08/26/2026

Date