



BOCA WEST MASTER ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING

Monday, June 1, 2026; 1:45 PM

Minutes

In attendance: Jeff Goldstein, Ed Mallin, Bruce Cohen, and Sandy Slivka. Mary Banmiller, Executive Director, was also present.

Mr. Goldstein called the meeting to order at 1:45 PM and established a quorum. He made a motion to approve the May 15, 2026 meeting minutes. The committee unanimously agreed and the motion was passed.

Committee Chair Message

Mr. Goldstein advised tabling the park idea due to timing concerns and the issue of relocating the entire landscape maintenance area.

Committee Discussion

Accommodating Future Golf Cart Parking Demand

Mr. Goldstein proposed exploring solutions to make golf cart storage more accessible by potentially including the construction of new facilities or modifying existing structures. The discussion included considerations about ownership and control of such facilities across different villages within the community, as well as potential revenue opportunities through leasing.

Mr. Goldstein explained several issues with golf cart storage spaces in Boca West.

- Some current facilities are too tight for easy access, which can be challenging for older residents.
- Allocating space for golf cart garages. Villages need to consider the requirements for car parking spots based on the number of units. A survey should be conducted to assess interest.
- He highlighted issues with existing canopies at Bridgewood and the challenges of getting homeowners' associations to fund and build proper structures.
- There are villages that do not have the land for golf cart structures.

In Lakewood, 36 new golf cart spots were built and paid for by residents at \$10,000 each. Six people who left Lakewood were able to resell their spots for \$5,000 each, generating income for the community. The spots remain owned by Lakewood and can be allocated with individual units, though residents who leave have no financial reimbursement and must return the spot to the general pool.

Mr. Goldstein will draft an inquiry letter to the village presidents of communities that do not have golf cart storage. He will have the committee review and edit the email. He will meet with the Mr. Vic Schwartz, Lakewood President, to discuss golf cart storage issues and potential solutions.

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Mr. Goldstein discussed exploring options for a potential parking project, including reaching out to the village presidents and assessing feasibility at different locations such as the golf course side or street side. They considered the challenges of space constraints and approval requirements, particularly at Laurel Oaks, which previously approved 6 spots but later voted them down.

Mr. Goldstein discussed how to approach managing golf cart construction projects for those communities who cannot fund the structure. He emphasized the importance of maintaining control over contractors and quality to ensure consistency. He mentioned a budget consideration of around \$20,000-\$25,000 for proper implementation and highlighted the need to gather more information about the scope and scale of the structures involved. Mr. Goldstein proposed surveying the available space and determining the appropriate fee structure based on costs, suggesting they consult with Mr. Halpern about whether to pursue it as a rental income stream or complete it as a one-time project.

Community Shuttle Service Implementation

The committee discussed implementing a shuttle service for the community, proposing an Uber-like app with real-time tracking and considering both traditional shuttles and potentially autonomous vehicles. Mr. Goldstein emphasized the importance of making the vehicles look appealing rather than geriatric, suggesting a whimsical design similar to Disney World. He noted that previous attempts to implement such a service were rejected, but he proposed conducting a targeted survey to gauge community interest. Mr. Goldstein will obtain more details on the proposed internal shuttle transportation system, including costs, feasibility and potential vendors.

Electric Vehicle Program Discussion

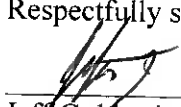
Mr. Goldstein discussed the possibility of implementing an electric vehicle rental program. The committee explored the costs, logistics, and feasibility of installing electric vehicle chargers in strategic locations, such as near Grand Central and the nature walk area. Mr. Goldstein noted that while some communities have successfully implemented charging stations, there are concerns about maintenance and usage tracking. Mrs. Banmiller will contact Tesla for more information on electric vehicle chargers, including usage and data and feasibility for additional chargers in the community.

Adjournment

With no further business to discuss, the meeting was adjourned at 2:40 PM.

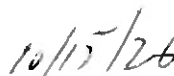
Next Meeting Date: TBD

Respectfully submitted,



Jeff Goldstein
Committee Chair

Date



10/15/26