BOCA WEST
MASTER ASSOCIATION

Architectural Control Committee Meeting
Tuesday, July 21, 2026
9:00 AM

Minutes

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Leslie Schneider and Eric Sacks. Stacey Cohen, Lisa Yarnell and Brad Singer 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 May 19, 2026 minutes. Mr. Schwebel approved and Mr. Sacks seconded the motion. The committee agreed and the minutes were approved.

Chairman's Review

Require Home Representative for Large Projects: Dr. Jonas reported that, according to our counsel, this requirement is up to the village boards and the Master Association should not govern at this level.

Housing Size Restriction Challenges: Dr. Jonas discussed ongoing matters related to home size restrictions, noting that implementation should be handled at the village level rather than by the Master Association. The committee discussed challenges with housing size restrictions in Boca West and similar communities, where large homes are being built despite existing village Bylaws limiting construction. Dr. Jonas shared an example where an oversized square footage home is being approved by the village board due to fear of litigation rather than following proper village architectural review processes. Dr. Jonas recommended hosting an educational seminar about construction guidelines for village boards.

Dr. Jonas emphasized that the Master Association should not involve itself in specific neighborhood disputes, as it creates an uncomfortable position.

Village to Master Review Process: The committee discussed the review process and agreed that two ACC members should review these projects before being approved by the ACC Chair. Mrs. Martinez will inform the ARC Tracker Concierge Service.

Construction Security Deposit Guidelines: The committee discussed implementing security deposits for large construction projects that affect Master Association or country club properties. Mrs. Moskowitz suggested using a percentage-based approach similar to Cedarwood's rules, where deposits would be 10% of the total cost of the project. The group agreed to leave the deposit amount blank in the guidelines. Dr. Jonas made a motion to accept a percentage-based approach to security deposit requirement according to project size and scope. Mr. Schwebel seconded the motion. The committee agreed and the motion was passed.

Mr. Schwebel has a Frenchman's Creek document with comprehensive contractor rules that could serve as a template.

Contractor Access Restrictions: The committee discussed specific timing restrictions where contractors can enter at 7am but cannot begin work until 8am, with different rules applying during summer months versus in-season. The discussion highlighted concerns about traffic congestion and the need for proper contractor schedules to protect community interests. They agreed to table the proposal since there were no current complaints about early morning work.

Mrs. Banmiller reported that the pavers at the Yamato entrance will be replaced starting the first week of August.

Petition Review

Dr. Jonas emphasized the importance of following proper procedures, including obtaining structural engineer reports for mid-rise buildings. He commended Mrs. Moskowitz's communication with a homeowner about requiring engineer reports for mid-rises. Dr. Jonas noted that the villages have a responsibility to ensure safety requirements are met before approving.

Mr. Koval identified concerns about a generator placement that appeared to violate setback requirements and explained that the current survey showed the generator too close to the building and neighbor's house. Mr. Schwebel suggested obtaining a certified survey to ensure proper compliance with code requirements. Dr. Jonas emphasized the importance of ensuring proper compliance with setback requirements, referencing a previous lawsuit at Oak Brook that resulted in a settlement as the Master Association was not aware of setback requirements stated in the village By-laws. The group discussed the need to carefully review and certify the current project to avoid similar issues.

Dr. Jonas discussed the 45-day rule for petitions to manage the number of petitions in queue due to the delays in uploading the required documents and challenges with village board member engagement in the electronic review process.

June 2026 Submitted Petitions

Date Submitted	45 Day Limit	Homeowner	Address	Village	Request Title	Request Status
6/11/2026	7/26/2026	Frank Tucci	1 Arbor Lake	Boca West Village to Master Requests	Deck Demolition	Approved
6/17/2026	8/1/2026	Management Office	1 Willowwood Gardens	Boca West Village to Master Requests	Painting	Approved
6/17/2026	8/1/2026	Morris Siegelman	810 Bridgewood Place	Bridgewood Townhouse I at Boca West	Replace front entry door	Approved
6/9/2026	7/24/2026	Tami Fruman	2401 Bridgewood Drive	Bridgewood Townhouse II at Boca West	Doors and Window replacement	Approved
6/16/2026	7/31/2026	Tami Fruman	2401 Bridgewood Drive	Bridgewood Townhouse II at Boca West	Fence modification	Approved
6/8/2026	7/23/2026	Ruth Katz	19349 Cedar Glen Drive	Cedar Glen at Boca West	Landscaping with updates specs	Approved
6/9/2026	7/24/2026	Eric Raskin	19444 Cedar Glen Drive	Cedar Glen at Boca West	Driveway, Entry, and Walkway Paver Installation	Approved
6/15/2026	7/30/2026	Les Kalmus	19452 Cedar Glen Drive	Cedar Glen at Boca West	Garage Door Replacement	Approved
6/24/2026	8/8/2026	BRENDA KULICK	19301 Cedar Glen Drive	Cedar Glen at Boca West	Replacing roof	Approved
6/3/2026	7/18/2026	JOHN RASSIAS	7678 Cedarwood Circle	Cedarwood at Boca West	Tile roof replacement	Approved
6/5/2026	7/20/2026	Lee Oleinick	19235 Chapel Creek Drive	Chapel Creek at Boca West	Repair/replace roof, addition of golf cart garage and bathroom	Approved
6/9/2026	7/24/2026	Antonio Bravo	19322 Chapel Creek Drive	Chapel Creek at Boca West	Re-Roof Tile Request	Approved
6/15/2026	7/30/2026	Ronald Roth	19212 Chapel Creek Drive	Chapel Creek at Boca West	Chapel Creek ARB Application Roth New Roof	Approved
6/25/2026	8/9/2026	Michael & Shari Cohen	19426 Chapel Creek Drive	Chapel Creek at Boca West	Cohen Pool Remodel	Approved
6/18/2026	8/2/2026	Michael Trinkler	19890-B Planters Blvd	Charter Cay at Boca West	Replace Landscaping Along Entrance To Unit	Approved
6/2/2026	7/17/2026	Eric Sacks	21205 Clubside Drive	Clubside at Boca West	SINGLE PANEL RETRACTABLE SCREEN	Approved
6/8/2026	7/23/2026	Marjorie Levin	20166 Northcote Drive	Fairway Oaks at Boca West	Garage Door Replacement	Approved
6/27/2026	8/11/2026	Dana Mitchell	20124 Northcote Drive	Fairway Oaks at Boca West	Fence	Approved
6/26/2026	8/10/2026	Carol Cameron	312 Fairway Oaks Drive	Fairway Point 2 at Boca West	Impact Windows	Approved
6/3/2026	7/18/2026	Manuel Vergara	7437 Mahogany Bend Place	Mahogany Bend at Boca West	Mahogany Bend ARB Application Vergara 7437	Approved
6/5/2026	7/20/2026	Dorene Higler	19636 Oakbrook Circle	Oakbrook at Boca West	Roof replacement	Approved
6/18/2026	8/2/2026	Jeffrey Greenfield	20000/5001 Sawgrass Lane	Peppertree I at Boca West	Patio -pavers	Approved
6/19/2026	8/3/2026	Jeffrey Greenfield	20000/5001 Sawgrass Lane	Peppertree I at Boca West	Generator	Approved
6/22/2026	8/6/2026	Robin and John Florin	301 Sawgrass Drive	Peppertree II at Boca West	Window replacement	Approved
6/12/2026	7/27/2026	Petrina Chayet	19779 Boca West Drive	Quail Hollow at Boca West	INSTALL IMPACT WINDOWS	Approved
6/12/2026	7/27/2026	Jeff Bauman	19261 Sabal Lake Drive	Sabal Lake West at Boca West	Window Replacement	Approved
6/15/2026	7/30/2026	Mindy Schwartz	404 Waters Pond Lane	Waters Bend at Boca West	Updated Window Replacement configuration	Approved
6/23/2026	8/7/2026	Jennifer Fainberg	19452/303 Waters Reach Lane	Waters Reach at Boca West	Waters Reach ARB Application Fainberg 303 Enclose Small Atrium	Approved
6/9/2026	7/24/2026	Joan Hoffman	7178 Woodbridge Circle	Woodbridge at Boca West	Replace front door	Approved
6/19/2026	8/3/2026	Neil Zeidel	7161 Woodbridge Circle	Woodbridge at Boca West	Window installation	Approved
6/2/2026	7/17/2026	Scott Bennett	7405 Woodmont Court	Woodcrest at Boca West	Pool Pavers	Approved
6/30/2026	8/14/2026	Michael Kearney	19665 Bay Cove Drive	Baywood at Boca West	Driveway approval	Denied
6/25/2026	8/9/2026	Lynne Benetar	19365 Cedar Glen Drive	Cedar Glen at Boca West	Re Roofing	Submitted
6/23/2026	8/7/2026	Deborah Bernstein	7496 Mahogany Bend Place	Mahogany Bend at Boca West	ARC Request Home Renovation	Submitted
6/23/2026	8/7/2026	Richard Allen	7103 Woodbridge Court	Woodbridge at Boca West	2nd Floor Addition	Submitted
6/23/2026	8/7/2026	Errol Gindi	20061 Boca West Drive	Arbor Lake at Boca West	replace windows and doors	Under Review
6/10/2026	7/25/2026	Joaquin Blanco	20080 #445 Boca West Drive	Laurel Oaks IV at Boca West	Window Replacement	Under Review
6/26/2026	8/10/2026	Richard Ehrlich	19665 Oakbrook Court	Oakbrook at Boca West	Generator installation	Under Review
6/18/2026	8/2/2026	Ann Goldberg	19173 Sabal Lake Drive	Sabal Lake West at Boca West	Replacing windows and doors with impact	Under Review
6/17/2026	8/1/2026	Linda Weinfeld	1076 6895 Willowwood Drive (Bldg 1000)	Willow Wood Midrise I at Boca West	Window Replacement	Under Review
6/23/2026	8/7/2026	Stanley Roban	3075 6845 Willowwood Drive (Bldg 3000)	Willow Wood Midrise II at Boca West	Replace slider window in living room	Under Review

With no further business to discuss, the meeting was adjourned at 9:54 AM.

Next Meeting: Tuesday, October 20, 2026 @ 9:00 AM. If needed, a meeting will be scheduled in September.

Dr. Steven Jonas
Chairman, Board of Directors

Date 8/7/26