



BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING

Wednesday, August 26, 2026

2:00 P.M.

Minutes

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

Guests: Jeffrey Stark, Bridgewood TH III; Elliot Horowitz, Island Court; Steve Klein, Willow Wood Gardens; Steve Roth, Waters Reach; and Steve Milhauser, Cedar Glen.

Mr. Bejarano called the meeting to order and established a quorum. Mrs. Rome made a motion to approve the June 9, 2026 minutes. Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried.

President's Message

Sound Barriers

Mr. Bejarano explained that the turnpike and major roadways have been experiencing an increase in traffic due to the overall population increase in Florida resulting in bordering villages suffering from the sound more so than in the past. He and Mrs. Banmiller have spent much time in meetings to determine what can be done to mitigate the issue. The best way is to build a sound barrier wall along the turnpike which brings the sound down by half. The barrier comes with a cost, and responsibility for payment must be determined. If it's a new turnpike, or one that is being expanded, and we can prove that we are in the established criteria of the increased noise, the Turnpike should pay. If it is below the established criteria, then the Boca West Master Association will pay. For an existing road like Yamato, where the amount of traffic increases, we learned from a recent meeting that Mrs. Banmiller attended with relevant Palm Beach County Officials, that they maintain that it's not their responsibility, which means that it's the Master Association who will need to bear the costs, if we want our residents to benefit from a quieter environment.

Mr. Bejarano reported that the turnpike expansion involves major roadwork which involves rebuilding the Yamato Road bridge as it is currently not wide enough to allow for 6 lanes. We managed to get them to agree that they will pay for a sound barrier along the Turnpike and are still in negotiations to have them agree on the length of the barrier along the expansion. The expansion will take place between Glades Rd and Yamato Rd. So far, they have agreed to pay for a barrier from Yamato bridge down to Waters Bend-that portion is a definite in their plan. We are negotiating with them to expand beyond that to the end of Boca West, which is down to Bridgewood. Mrs. Banmiller reported that the issues are the easements in that area that are preventing them from building a wall. It is not in their plan, but they are going to revisit it.

Mr. Bejarano advised that the other mitigating factor is the redesign of the golf course near the turnpike that involves building a 30-foot-high berm, which is not as effective as a concrete wall but there will be significant noise reduction. Mr. Roth advised that trees will be planted on top of the berm. Mr. Bejarano stated that trees offer some buffer. Mr. Bejarano advised that the Master Association hired acoustic engineers to measure the decibels before the expansion to ensure we qualify under their specifications. When Mrs. Banmiller met with Palm Beach County Officials, they informed her they did not want to set a precedent. Mr. Bejarano mentioned that there are some residents who live near Yamato Road who believe that it is the Master Association's

obligation to rectify the issue. The fact is that the Master Association is not obligated to build sound barriers in order to keep the sound coming out of Yamato Road at a certain level. Despite the fact that we have no obligation, we do intend to do so, as we believe that the level of noise is a very important ingredient in the quality of life in our community. The fact that 15- 20 years ago, Yamato Rd had a third of the traffic than it does today is a fact of life.

Mrs. Banmiller has done a lot of work and has gone as far as meeting with other communities across the road who built walls themselves, to find out how much they paid for it. She has approached three prospective construction firms who specialize in this field and is obtaining quotes for a barrier from the Yamato Rd bridge down to our Yamato Rd entrance. The quotes came in at over \$1.5 million. This is not a lightweight project. Fortunately, we will benefit from the increased Capital Contribution to \$20,000, effective October 1, that new owners must pay, so over a period of time, we will have the funds to do so. Our intention is to use the funds to do it. We can't do all projects at the same time, as we will run out of money. The priority now is the project to modernize the entrance to Glades Rd. As soon as we have done so, the sound barrier is very high on our agenda. Mr. Bejarano expressed that this report is important, so all villages are fully aware of what our position is.

Committee Chair Reports

Architectural Control

Dr. Jonas reported that many architectural applications have been filed over the summer. There are a lot of petitions that are waiting for the required documents before the review process can begin. Although the ARC Tracker has been working very well, there are some communication issues which will be addressed in the fall with an educational session. There is a 45-day rule that begins the date of submission which gives the petitioner 45 days to submit the required documents and go through the review process both at the village and Master Association levels. If the petition is not approved at the 45th day, the ARC Tracker automatically cancels the petition, and the petitioner will need to resubmit. This rule helps control the number of petitions to prevent them from accumulating with no action and keeps the project moving forward. Once approved, the homeowner has 180 days to complete the project and if the project exceeds the 180 days, the homeowner will need to submit a Request for Extension. The committee members are doing a great job by volunteering their time to review petitions. The goal is to help people so that work can be done in Boca West. With the number of homes being sold in Boca West, a lot more petitions are expected to be submitted. The next meeting will be in October when everyone on the committee has returned to Boca West.

Communications & Education

Mrs. Rome reported that the committee will be receiving website analytics and will use that information to improve the website, add more information and make it more attractive and easier to navigate. The committee will be sending a monthly message about what the Master Association is doing. For educational sessions, the popular education programs will be repeated and in the late fall a session will be provided on how to protect your home from mortgage fraud scams as well as a session for ARC Tracker navigation.

Finance & Insurance Committee

Mr. Halpern reported that the committee is in the middle of contract negotiations with Comcast and Hotwire. He reported that the employee healthcare insurance for the oncoming year has been finalized.

Landscape & Maintenance

Mrs. Pollard provided an update on the landscape operations including hedge trimming, pressure cleaning, irrigation repairs and maintaining the landscaping at the entrances and throughout Boca West.

Security & Safety

Dr. Lenehan reported that although the committee did not meet often over the summer, the committee remained active via email. Dr. Lenehan meets with Chief Lastella on a weekly basis to discuss issues and review the EIQ analytics. He reported that Security will be moving forward with the stop sign cameras. The committee will be meeting in September.

Special Projects

Dr. Jonas reported that the Glades Front Entrance project remains on schedule and on budget. A pre-construction team has been hired and meetings are held weekly. Mr. Bejarano was pleased with Dr. Jonas and Mrs. Banmiller to the extent that the final plan will not be changed, as changes incur costs, so we can succeed in our goal of providing a new entrance within the approved budget.

Strategic Planning

Mr. Goldstein reported that the committee did not meet over the summer. Mrs. Banmiller had sent a survey to the village presidents to determine if there was any interest in golf cart structures. He will have more to report next month.

Legal

There was no business to report.

Executive Director's Report

Village Transponder Suspension

Mrs. Banmiller reported that it has been asked of the Master Association to help the villages to enforce compliance with some residents who have violations in their respective villages. Currently, the Master Association can only suspend transponders based on Master Association Violations. In order for us to allow transponder suspensions for village residents due to village violations, we have to make an amendment to our Documents. If the Board approves and allows the Master Association to suspend transponders based on village violations, it will only be as a last resort in the event the village is not able to resolve the issue on their own. All efforts must be exhausted through the village level. The village board must work with their property manager to send a first letter warning, second letter warning, and then a third letter warning. The suspension will be at the request of the village. The Master Association will not suspend transponders without the permission of that village. We do not want to suspend transponders for small violations that can be controlled at the village level. The Board discussed the proposal. Mr. Bejarano made a motion for the Master Association to act with all the precautionary actions on the village's behalf and affect the suspension of the transponders. Mr. Goldstein agreed. Mrs. Rome seconded the motion. The Board unanimously agreed and the motion was carried. Ms. Forman will provide the legal verbiage for the amendment. Once the villages have voted, and if they are in favor, an email will be sent to the Representatives announcing it has been approved. The voting will be village by village.

Electric Charging Stations

Mr. Bejarano made a motion to install two Level II Tesla electric chargers in front of the Executive Offices for a total of \$11,950. The Board discussed the proposal. Mr. Bejarano explained that Level 3 chargers are not permitted in gated communities. The residents' credit cards will be charged by Tesla, who will take their share and the Master Association will receive a small benefit. Mr. Halpern accepted the motion and Mrs. Rome seconded. The Board unanimously approved the motion was carried.

Increase In Estoppel Fee

Mrs. Banmiller explained that the law allows HOA to charge \$299 for express Estoppel requests and Mrs. Martinez processes the Estoppel requests in one day. Mr. Bejarano asked for a motion. Mrs. Rome accepted the motion and Mrs. Pollard seconded. The Board unanimously approved increasing the estoppel fee from \$250 to \$299 effective October 1st, 2026.

Stop Sign Camera Contract

Mr. Milhauser reported that the previous company removed the cameras and a new company called TechPro Security has been hired as they were able to deliver a good product. The system has been tested for two months at various locations. There were over 796 violations, 392 of which were repeat offenders. The program will use portable cameras to monitor intersections. The Safety & Security Committee will determine which intersections to monitor first. The cameras make a recording of the violation and send the violation at the discretion of the Master Association. While bicycles cannot be identified, golf cart enforcement will be considered in the future. There will be fees to cover the system costs. The goal is not to make a profit but to get people to stop at the stop signs. Mrs. Rome will draft an announcement to the residents about the implementation with an emphasis on safety rather than enforcement.

New Business

There was no business to report.

General Good & Welfare

There was no business to report.

Adjournment

With no further business to discuss, the meeting was adjourned at 3:47 P.M.

Next Meeting Date: Wednesday, September 16, 2026 @ 1:30 PM.

Respectfully submitted



Daniel Bejarano
BWMA, President



Ronnie Pollard
Secretary

09/16/2026

Date