BOCA WEST MASTER ASSOCIATION

BWMA BOARD OF DIRECTORS MEETING
Wednesday, September 16, 2026
1:30 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 absent. Mary Banmiller, Executive Director, was also present.

Guests: Steve Roth, BWCC.

Mr. Bejarano called the meeting to order and established a quorum. Mr. Bejarano made a motion to approve the August 26, 2026 regular board meeting minutes. Mrs. Rome seconded the motion. The board unanimously agreed and the motion was carried. Mr. Bejarano made a motion to approve the Budget Adoption Meeting minutes. Mrs. Pollard seconded the motion. The Board unanimously agreed, and the motion was carried.

President's Message
Mr. Bejarano reported that the detailed negotiations with Hotwire led by Mr. Halpern have essentially been successfully completed. The board approved unanimously a resolution empowering Mr. Halpern to finalize the remaining item and have the new contract signed.

Committee Chair Reports
Architectural Control
Dr. Jonas reported that the committee was very busy over the summer and thanked his committee members who are here year-round so there were no delays in reviews and approvals. He reported that there are more petitions being submitted for single-family home rebuilds and golf cart garages. As some of these projects require access to the work site via BWMA property, he wants to require a refundable security deposit to be paid directly to the BWMA to cover any damage. Dr. Jonas made a motion to request a $10,000 security deposit when projects impact Boca West Master Association property. Mr. Goldstein seconded the motion. The board unanimously agreed and the motion was carried.

Communications & Education
Mrs. Rome reported that the committee is meeting next week. The committee continues to send the Master's Monthly newsletter which provides a review of the BWMA projects. She encouraged the committee chairs if they have any projects they would like to share with the community to inform Mrs. Martinez. The monthly newsletter will be sent every first Wednesday of the month. Mr. Bejarano commended Mrs. Rome for her work on the monthly message. Mrs. Rome advised that the committee continues to focus on the website and will review analytics to determine how the website can be improved.

Finance & Insurance Committee
Mr. Halpern reported that the property and liability insurance policies and the employee health plan have been renewed with very little increases. The renewal date for the insurance policies is October 1.

Mr. Halpern reported that the CDs will be rolled over and will remain in the short-term investing to pay for the projects.

Mr. Halpern commended Mr. Peter Ruben and Mr. Les Kalmus, committee members, for their contributions in negotiating the cable contract. He and Mrs. Banmiller are still negotiating with Comcast to remove the old posts. Mr. Bejarano made motion to give Mr. Halpern the mandate to conclude the Hotwire negotiations. Mrs. Pollard seconded the motion. The board unanimously agreed and the motion was carried. Mr. Bejarano asked Mr. Halpern to convey his appreciation to those who worked on the Hotwire renewal contract. Mr. Bejarano asked Mrs. Banmiller, that once the contract is signed, to campaign members with a financial incentive to convert to Hotwire.

Landscape & Maintenance

Mrs. Pollard reported that hedge trimming in the medians and at the children's playground is finished. The paving project at Yamato gatehouse is complete and work has begun at the main entrance. Repairs on Big Bertha pump continue. Mrs. Banmiller is working with the insurance to receive payment to repair the damaged pump. The Landscape & Maintenance building restoration will start tomorrow. The committee will have their first meeting of the season in October.

Security & Safety

Dr. Lenehan reported that the committee is meeting tomorrow and will have more to report next month.

Special Projects

Dr. Jonas reported on the progress of the Glades Front Entrance project. To stay under budget, the initial drawings were redesigned due to the unknowns that surfaced as the project preparation progressed. He advised that permitting should be received by the end of the year.

Strategic Planning

Mr. Goldstein reported that the committee will meet in October and will review the survey regarding golf cart structures in selected communities. Mr. Bejarano asked to have the committee investigate whether it is feasible for the Master Association to operate a fleet of Tesla Cybercabs.

Legal

There was no business to report.

Executive Director's Report

Mrs. Banmiller reported on the paver project traffic flow at the Glades Rd gatehouse. The Maintenance building restoration project has begun, which will take about a month and half, and then the interior of the building will be started.

Mrs. Banmiller reported that the golf cart cross-throughs, which she has been working in conjunction with the Club, have been completed and safety bars have been installed. The Club will be producing a video to train the members on how to go from hole to hole. A communication will be sent to the community with a link to the video.

Mrs. Banmiller reported that when Arvida developed Boca West, an agreement was signed that the Corporate Center will always have a golf course view. Due to the golf course renovation, the Corporate Center served both the Club and the Master Association a letter about the breach of the agreement. Mrs. Banmiller is working with the Club to rectify the issue.

New Business
There was no business to report.

General Good & Welfare
Mr. Roth asked if the ARC Tracker is going to state when the security deposit is or is not required. Dr. Jonas explained that all projects require a survey which will determine whether a security deposit is required.

Mr. Roth advised that when driving a golf cart on Boca West Dr. before crossing to the path by the maintenance facility, there are shrubs which prevent drivers from seeing cars coming from the right. Mrs. Pollard will have Mr. Turner trim the shrubs as they pose a line of site issue.

Mr. Bejarano raised concerns about lake quality on the golf course. He suggested that Mrs. Banmiller and Mrs. Pollard take village representatives and the people responsible for the village landscaping on a tour in their respective golf carts to see a lake that is in good condition in comparison to a lake that is in poor condition due to the grass clippings which promote algae growth.

Adjournment
With no further business to discuss, the meeting was adjourned at 2:24 P.M.

Next Meeting Date: Wednesday, October 21, 2026 @ 1:00 PM.

Respectfully submitted

Daniel Bejarano
BWMA, President

Ronnie Pollard
Secretary

10/21/26
Date