BOCA WEST
MASTER ASSOCIATION

LANDSCAPE & MAINTENANCE COMMITTEE MEETING
Tuesday, October 13, 2026 11:00 A.M.

Minutes

In attendance: Ronnie Pollard, Steve Becker, Herbert Getzels, Jayson Schwartz, and Michael Egren. Kenneth Sher and Gary Stein were absent. Mary Banmiller, Executive Director, was present.

Mrs. Pollard called the meeting to order at 11:00 and made a motion to approve the April 14, 2026 meeting minutes. The committee unanimously agreed, and the motion was passed.

Chairman's Overview
Mrs. Pollard outlined the extensive responsibilities of the Landscape and Maintenance Department, which include managing roadways, walkways, lake banks, pumps, median plantings, and irrigation throughout the community. The department is also responsible for posting walkways to prevent golf cart accidents, though this was a directive from the board of directors rather than the committee. Mrs. Banmiller discussed ongoing issues with the new bike path layout and road safety, noting the residents' confusion about lane usage and plans to address it with the safety and security team.

Landscape & Maintenance Director's Report
Big Bertha Pump
Mrs. Banmiller reported on a significant sinkhole incident that occurred near Big Bertha building in July, which caused the building and pump to be demolished due to safety concerns. The insurance claim has grown from $250,000 to nearly $1 million due to complications with Lakewood Drainage, which is preventing the rebuilding of the original structure in its initial location. Mrs. Banmiller explained that while Lakewood Drainage initially refused to allow a building in the right-of-way area, this development actually worked in their favor as it necessitated the installation of a new pump rather than replacing the old one.

Mrs. Banmiller discussed the current status of flood prevention equipment, noting that they are managing with one pump called Little Bertha while awaiting insurance approval for Big Bertha's replacement. She is exploring FEMA grants for Little Bertha equipment replacement as due to the pump's age, it will also need to be replaced. The discussion also touched on building permits for covering the pump, by taking into consideration an awning solution that would not be classified as a building under current regulations.

Landscape Seasonal Flowers
Mrs. Banmiller discussed challenges with garden bed turnover timing and maintenance, expressing concern about empty beds during the busy season and exploring options for earlier planting or using alternative plants that can go in sooner. She mentioned that nurseries account for growth timelines in their planning and confirmed that they will continue using sun-tolerant plants due to downy mildew concerns.

She discussed plans to improve landscaping and aesthetics in the community, highlighting the need to modernize outdated plant material and upgrade common areas like medians and entrances and to possibly include curbs. The committee discussed electrical box coverage improvements. Mrs. Banmiller estimated that approximately $1 million would be needed for comprehensive landscaping improvements, which would be funded through capital projects rather than the operating budget. Mrs. Banmiller emphasized her commitment to improving the community's appearance and maintaining it as a prestigious development.

Holiday Lights

Mrs. Banmiller explained that some trees along the Glades will not be lit due to their planned removal by the end of November as part of a front entrance project. To maintain the beauty of the holiday lights, other Oak trees and new additions for canopies will be included in the lighting display further into Country Club Blvd.

Lake Maintenance

Mrs. Banmiller provided an update on lake maintenance, noting they manage 215 acres of lake with 40 miles of lake bank perimeter, which represents a significant budget item for the organization.

She discussed the ongoing maintenance challenges with the community lakes, including issues with lake lettuce growth and the need for enzyme treatments four times a week. She explained that the lakes are approximately 40 years old and require careful management of water levels such as lowering the levels to between 15-16 feet before a storm, to help with flood control and irrigation. A biologist has been hired to assess the situation and explore long-term solutions to reduce maintenance requirements. While pristine lakes without vegetation look appealing, vegetation, such as littoral shelves, is mandatory for environmental health and creature habitats.

An eblast was sent to all the property managers requesting that the village landscapers help prevent fertilizer and grass clippings from entering the lakes.

Glades Front Entrance Project

Mrs. Banmiller provided an update on the new entrance project, stating that the site plan has been submitted to Palm Beach County with approval expected mid-November, and construction is scheduled to begin late February or early March next year, with completion targeted for September. The committee discussed engineering changes to the project, including the addition of a wall with planters and waterfalls, which were made to address both cost and electrical engineering considerations. Some of the Oak trees will be removed and replanted. There will be an 18-month mitigation program for those trees, and are waiting for notice from the County as to where they will be replanted. There are 8 trees on the right-hand side that are being removed.

Street Lighting

The committee discussed electrical box coverage improvements. and plans for replacing light poles with LED fixtures in Fairway Oaks and Plantation Colony areas. The light poles on Bridgewood Dr near Pinelake were painted.

Other
The committee agreed to organize a field trip to review Landscape & Maintenance infrastructure and potential nature tours.

Adjournment
The meeting was adjourned at 12:01 PM.

Next Meeting: October Tuesday, November 10 @ 11:00 AM

Respectfully submitted,

Mary Bammiller
Executive Director

Date 11/10/26