BOCA WEST
MASTER ASSOCIATION

STRATEGIC PLANNING COMMITTEE MEETING
Thursday, October 15, 2026
11:00 AM

Minutes

In attendance: Jeff Goldstein, Ed Mallin, Bruce Cohen, and Sandy Slivka. Dr. Steven Jonas, 1st Vice President and Architectural Control and Special Projects Chair, and Mary Banmiller, Executive Director, were also present. Guest: Jason Bagley, Ride Circuit.

Mr. Goldstein called the meeting to order at 11:00 AM and established a quorum. He made a motion to approve the June 1, 2026 meeting minutes. The committee unanimously agreed and the motion was passed.

Committee Chair Message
Mr. Goldstein welcomed the committee back for the season.

Committee Discussion
Results of the Golf Cart Garage Survey
The committee reviewed a survey that showed limited feedback but strong interest in golf cart enclosures, with space constraints and financial challenges remain significant obstacles. The committee discussed the implementation of golf cart parking structures across Boca West villages. Dr. Jonas explained villages must comply with specific guidelines. The group agreed to form a committee to address this issue focusing on creating an economic structure and financing program through the Master Association to make installations more affordable and maintain control over the process. Dr. Jonas will consult with Mr. Michael Halpern, Finance Chair, regarding the legal/financial structure of golf cart spots.

Mr. Goldstein shared that Lakewood recently generated a net profit from resident-funded parking spots. The committee explored the challenges and opportunities of implementing these enclosures, including legal considerations and resident feedback. The discussion concluded with plans to engage HOA presidents directly at small group meetings to gauge interest and explore making golf cart storage a formal agenda item at upcoming homeowner meetings.

On Demand EV Shuttles: Circuit Transit

Mr. Bagley from Circuit Transit presented a proposal for an on-demand electric shuttle service using vehicles like GEM cars and ID Buzz vehicles. They have local drivers who drive to the same location every day and develop a relationship with the community. The service would operate within a geofenced area of Boca West, allowing door-to-door service rather than requiring passengers to walk to pick up locations.

The benefits of the program are:

- Traffic congestion and parking issues would be alleviated.
- The company offers branding opportunities on vehicles.
- Staff and vehicles are provided. All drivers go through a background check.
- They will work with the Master Association to create a flexible customizable program according to in/out of season, Club events, vehicle types.
- There is an app, based on Google locations, that is set up according to the geo fence with extensions if residents want to go outside of Boca West.
- Affordability: Residents can pay via a fare-based model, purchase bulk rides or preload a balance.
- For large events, where more cars would be needed, an hourly rate can be charged.
- All vehicles, open and closed, are air conditioned.
- Circuit Transit is responsible for the insurance and maintenance.

The vehicles would remain on site and would need access to EV chargers.

Pricing was outlined for different vehicle types and hours of operation, with a full turnkey cost of just under $13,000 per month for one vehicle operating 70 hours weekly, and approximately $30,000 per month for two vehicles operating 98 hours weekly. The committee will explore whether this type of service is economically feasible and determine the logistics on how to cover such a large property with the timing factor.

Tesla Cabs

The Tesla service does not have drivers, which may make some members wary. Due to the demand, Mrs. Banmiller is still waiting on information from Tesla.

Adjournment
With no further business to discuss, the meeting was adjourned at 12:10 PM.

Next Meeting Date: Wednesday, November 18, 2026 @ 10:00 AM.

Respectfully submitted,

Jeff Goldstein
Committee Chair

Date 11/18/26