BOCA WEST
MASTER ASSOCIATION

Architectural Control Committee Meeting
Tuesday, October 20, 2026
9:00 AM

Minutes

In attendance: Dr. Steven Jonas, Chair, Harriet Moskowitz, Mitch Koval, Ken Schwebel, Leslie Schneider and Eric Sacks. Brad Singer was 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 July 21, 2026 minutes. Mr. Schwebel approved and Mr. Sacks seconded the motion. The committee agreed and the minutes were approved.

Chairman's Review

Metal Roofs. The committee discussed metal roofs and agreed it is a village decision. Metal roofs now come in various styles as the committee was adverse with allowing metal roofs with seams, which gives a barn like aesthetic. It was also noted that light colored metal roofs reflect the sun which may be a nuisance to the neighboring homes.

Structural Engineer's Report. The committee discussed the need to have a structural engineer's report for hurricane impact windows and doors that are being installed on the slabs or the balconies. Given the event at Sunny Isles, requiring a structural engineer's report will protect the homeowner, the village association and the Boca West Master Association.

Bike Path Easements. Mr. Schwebel explained that in reviewing recent architectural plans, he noticed there is a bike easement in Oakbrook and Mahogany Bend. At this point in time, he is not aware if the bike easement goes through other villages nor if the respective village boards are aware of the easement. Before any approval for work that encroaches the bike path be given, the HOA and the Master Association will need to confirm they are willing to give up their rights to the path. Mrs. Banmiller will speak with counsel.

Site Surveys. The committee discussed site surveys that are not clear on generator/gas tank placements, pool, patio and other exterior projects. Mr. Schwebel recommended that all surveys must be certified. Mrs. Martinez will add this to the guidelines and will notify ARC Tracker.

Architect. Dr. Jonas recommended hiring an architect to work with the homeowner for major construction projects.

Yamato Pavers. Mrs. Banmiller reported that the pavers at the Yamato gatehouse did not follow the pattern. The paver company will fix the pattern after season.

Committee Identification. The committee requested to have a badge so homeowners know they are with the Boca West Master Association when they are visiting sites. Mrs. Banmiller and Mrs. Martinez will provide the badges.

Main Drains. The committee discussed that homeowners are not aware of the location of the main drains to their homes which is necessary in the event of an emergency. They suggested including in the next newsletter as a topic for "Items to Know" to inform the homeowners to locate the water shut off valve and the main breaker box.

Architectural Control Questions from Residents. Dr. Jonas advised the committee that when residents approach them about projects, they should direct them to the ARC Tracker.

Requests for Extension. The Requests for Extensions are lacking documentation. Updated Certificates of Insurance, contracts and contractors' licenses should be submitted with each request, so the committee knows what project is requiring an extension. Mrs. Martinez will have the ARC Tracker updated.

Construction Guidelines. Updated construction guidelines will be voted on at the next meeting.

Landscaping in the Villages. If the landscaping projects being done by the village or the homeowners cannot be seen from the main roads or the golf course, there is no need to submit a petition via the ARC Tracker.

Exterior Village Walls. Mrs. Banmiller is working with the village presidents and property managers to ensure that village exterior walls that are seen on Boca West Dr are cleaned and painted.

Projects that Require Access via BWMA or Club Property. Dr. Jonas reminded the committee that when reviewing petitions, to verify if the project will require the contractor to access the Boca West Master Association property or Club property. If so, the homeowner or village will need to pay a $10,000 security deposit.

Roof Inspections. Mrs. Banmiller will start the roof inspections next week.

July 2026 Submitted Petitions

Date Submitted	Homeowner	Address	Village	Request Title	Request Status
7/22/2026	Elaine Tross	19981 Boca West Drive	Arbor Lake	Replacing windows and doors	Approved
7/2/2026	Barbara Shack	19520 Bay View Road	Baywood	Pool deck pavers and pool re-finish with Diamond Bright	Approved
7/15/2026	Randi/ Seth Konner	19658/1965 Bay Cove Drive	Baywood	Landscaping front 2 homes /19658/19652	Approved
7/29/2026	Michael Kearney	19665 Bay Cove Drive	Baywood	Driveway approval	Approved
7/23/2026	Elaine Li	701 Bridgewood Drive	Bridgewood TH I	Window & Door Replacement	Approved
7/13/2026	Gregg Kallen	2403 Bridgewood Drive	Bridgewood TH II	2403 Bridgewood Dr Patio request	Approved
7/13/2026	Gregg Kallen	2006 Bridgewood Drive	Bridgewood TH II	2006 Bridgewood Dr Back paver patio	Approved
7/28/2026	Gregg Kallen	2006 Bridgewood Drive	Bridgewood TH II	2006 Bridgewood Dr fence gate	Approved
7/6/2026	Wendy Rowinsky	503 Bridgewood Court	Bridgewood Villas	Replacement Door	Approved
7/21/2026	Barbara Hess	7555 Cedarwood Circle	Cedarwood	Driveway Replacement	Approved
7/21/2026	Gerald Rosengarten	19286 Chapel Creek Drive	Chapel Creek	Roof Replacement	Approved
7/22/2026	Bonni Duchon	21174 Clubside Drive #C	Clubside	hurricane impact doors / windows	Approved
7/7/2026	Dana Mitchell	20124 Northcote Drive	Fairway Oaks	Awning	Approved
7/17/2026	Joshua Brickman	19652 7809 Lakeside Blvd	Lakewood Gardens 3	REPLACE 4 SLADING GLASS DOORS AND 2 WINDOWS.	Approved
7/13/2026	Cynthia Kaplan	961 Lakeside Blvd, Midrise III	Lakewood Midrise III	New windows	Approved
7/2/2026	Kurt Erman	7438 Mahogany Bend Place	Mahogany Bend	New Roof	Approved
7/20/2026	Joshua Connell	19645 Oakbrook Circle	Oakbrook	Hardscape/Landscape/Pool	Approved
7/14/2026	Ann Fields(Entel)	3702 Bridgewood Drive	Pinelake	front patio	Approved
7/29/2026	Mark Haltzman	3311 Bridgewood Drive	Pinelake	Replacement of Doors and Windows	Approved
7/16/2026	Maricel Triana	7043 Rain Forest Drive	Plantation Colony	Hurricane Shutters Installation - Unit 7043	Approved
7/7/2026	Martin Wertkin	19616 Planters Point Drive	Planters Point	Re Roofing	Approved
7/12/2026	Heather Adelman	302 Boca West Drive	The Cove	Window replacement	Approved
7/17/2026	FRED KALMIN	702 Boca West Drive	The Cove	Window replacement	Approved
7/24/2026	Iva Wesley	20047 Waters Edge Drive	Waters Edge	Windows/Doors Replacement	Approved
7/30/2026	Wendy Webber	7575 Rexford Road	Wedgewood	Landscaping and Driveway	Approved
7/10/2026	Elaine Strum	4082 6815 Willowwood Drive	Willow Wood Midrise II	4082 Renovation	Approved
7/25/2026	Gary Goldman	7814 Wind Key Drive	Wind Key	Roof	Approved
7/28/2026	Chelsea Blair	20432 Woodbridge Lane	Woodbridge	Tile and flat roof replacement	Approved
7/9/2026	Stephen Margulies	7434 Bondsberry Court	Woodcrest	Hurricane Impact doors/windows	Approved
7/13/2026	Sharon Eisenberg	7751 Wind Key Drive	Wind Key	Guest Bedroom Addition	Denied

August 2026 Submitted Petitions

Date Submitted	Homeowner	Address	Village	Request Title	Request Status
8/7/2026	Errol Gindi	20061 Boca West Drive	Arbor Lake	Windows and doors replacement	Approved
8/11/2026	Ronald Kaplan	610 Bridgewood Drive	Bridgewood TH I	Replace Front Door 1 Window and 3 Sliding glass doors	Approved
8/18/2026	Paul Unatin	1403 Bridgewood Drive	Bridgewood TH I	Front and back patios installations	Approved
8/31/2026	Gladys Fraynd	1302 Bridgewood Drive	Bridgewood TH I	Gate on the front porch and remove palm trees	Approved
8/23/2026	Martin Schear	2003 Bridgewood Drive	Bridgewood TH II	Patio pavers	Approved
8/24/2026	Tami Fruman	2401 Bridgewood Drive	Bridgewood TH II	Front patio pavers	Approved
8/14/2026	Joe Kane	103 Bridgewood Court	Bridgewood Villas	Front door replacement	Approved
8/1/2026	Ruth Katz	19349 Cedar Glen Drive	Cedar Glen	pavers	Approved
8/3/2026	rene jaimes	7670 Cedarwood Circle	Cedarwood	new roof	Approved
8/5/2026	Steven Glassman	19310 Chapel Creek Drive	Chapel Creek	New Roof	Approved
8/7/2026	Sheldon Rogers	19427 Chapel Creek Drive	Chapel Creek	Driveway Pavers	Approved
8/29/2026	Michael & Shari Cohen	19426 Chapel Creek Drive	Chapel Creek	Garage Door Replacement	Approved
8/31/2026	Gary Kalk	19367 Chapel Creek Drive	Chapel Creek	Total home Renovation with structural changes	Approved
8/4/2026	Ellen Miller	19884-D Planters Blvd	Charter Cay	Garage Door Replacement	Approved
8/4/2026	Barry Cohen	A Clubside Drive	Clubside	Windows and Doors	Approved
8/4/2026	Barry Cohen	A Clubside Drive	Clubside	Pavers Patio	Approved
8/12/2026	John Hynes	6765 Woodbridge Drive	Cypress Walk	Pool Renovation	Approved
8/3/2026	Carol Gallner	7138 Melbourne Lane	Fairway Oaks	Hurricane Impact Windows/Door Replacement	Approved
8/29/2026	Robert Shure	19460 Island Court Drive	Island Court	Pool Deck & Waterline Tiles	Approved
8/19/2026	Patricia Gabay	448 Boca West Drive	Laurel Oaks IV	install window	Approved
8/3/2026	David Bukzin	7564 Mahogany Bend Place	Mahogany Bend	Knockdown of existing home and building new custom home	Approved
8/24/2026	Barry Roberts	7372 Mahogany Bend Court	Mahogany Bend	Front door replacement	Approved
8/14/2026	Ilene Ehrlich	19665 Oakbrook Court	Oakbrook	Generator Installation	Approved
8/10/2026	Meryl Berliner	19920/5502 Sawgrass Court	Peppertree I	Standby Generator Generac to 320 LP tank	Approved
8/18/2026	David Seidman	19225 Sabal Lake Drive	Sabal Lake West	door/window replacement	Approved
8/5/2026	Alan Rosenberg	202 Boca West Drive	The Cove	ENGINEERING SUBMITTAL FOR ENCLOSURE	Approved
8/12/2026	Debra Korman	7567 Rexford Road	Wedgewood	GENERATOR AND PROPANE TANK INSTALLATION	Approved
8/10/2026	Stanley Roban	3075 6845 Willowwood Drive (Bldg 3000)	Willow Wood Midrise II	Replace slider window in living room - Resubmittal	Approved
8/11/2026	Gail Weisbart	5022 6805 Willowwood Drive (Bldg 5000)	Willow Wood Midrise III	Impact Window and Door Installation	Approved
8/17/2026	Stephen Manchester	5034 6805 Willowwood Drive (Bldg 5000)	Willow Wood Midrise III	Complete Unit Renovation - resubmittal	Approved
8/28/2026	Flora Kamhi	5061 6805 Willowwood Drive (Bldg 5000)	Willow Wood Midrise III	INSTALL IMPACT WINDOWS & DOORS	Approved
8/28/2026	Lisa Resnick	7740 Wind Key Drive	Wind Key	replace doors	Approved
8/5/2026	AMY LAWRENCE	7470 Bondsberry Court	Woodcrest	POOL/PATIO/LANDSCAPING PROJECT	Denied

September 2026 Submitted Petitions

Date Submitted	Homeowner	Address	Village	Request Title	Request Status
9/8/2026	Elaine Tross	19981 Boca West Drive	Arbor Lake	Request for Change	Approved
9/10/2026	Jon Stormont	1305 Bridgewood TH I	Boca West Village to Master Requests	Village Roof Replacement	Approved
9/16/2026	Simone Talaia	900 Lakewood MR III	Boca West Village to Master Requests	Golf Cart Parking Enclosure	Approved
9/24/2026	Nancy Drillings	1641 Bridgewood Drive	Bridgewood Midrise I	Replacement of windows and sliders	Approved
9/24/2026	Martin Scheer	2003 Bridgewood Drive	Bridgewood TH II	Gate to patio	Approved
9/8/2026	Joseph Kane	103 Bridgewood Court	Bridgewood Villas	Sliding Glass Door	Approved
9/16/2026	Alan Greene	19333 Cedar Glen Drive	Cedar Glen	Cedar Glen ARB Application 19333 Greene New Roof	Approved
9/1/2026	Lauren Martinez	7627 Cedarwood Circle	Cedarwood	EXTERIOR PAINT & GUTTERS	Approved
9/3/2026	Brad Segal	19223 Chapel Creek Drive	Chapel Creek	landscaping	Approved
9/3/2026	Arthur R. Kramer	19478 Island Court Drive	Island Court	Island Court ARB Application Kramer 19478 Window	Approved
9/29/2026	Bonnie Kirschenbaum	515 Lakeside Blvd, Midrise II	Lakewood Midrise II	Window Replacement	Approved
9/18/2026	Sharon Shpeen	443 Boca West Drive	Laurel Oaks IV	Windows and Doors	Approved
9/14/2026	Randi Hoyt	3802 Bridgewood Drive	Pinelake	Golf Cart Storage	Approved
9/4/2026	Michael Halpern	19536 Planters Point Drive	Planters Point	Landscaping: Front and back of home	Approved
9/11/2026	Marvin Liss	19592 Planters Point Drive	Planters Point	Planters Point ARB Application 19592 Liss Impact Windows/Doors	Approved
9/2/2026	Cindy & Bob Friedman	7544 Rexford Road	Wedgewood	Front Door Replacement & Pavers	Approved
9/14/2026	JAY RUDERMAN	7608 Rexford Road	Wedgewood	NEW POOL, SPA & DECK	Approved
9/24/2026	Cindy Salik	7274 Rexford Road	Wedgewood	Garage addition	Approved
9/23/2026	Julie & David Bolton	6054 6797 Willowwood Drive (Bldg 6000)	Willow Wood Midrise III	Extension of the balcony area to be into the kitchen	Approved
9/9/2026	Linda Raskin	7719 Wind Key Drive	Wind Key	Re Roofing	Approved
9/10/2026	Laural oaks 400	20080 Laurel Oaks IV	Boca West Village to Master Requests	Golf Carts Gazibo	Denied
9/30/2026	Nancy Persily	1645 Bridgewood Drive	Bridgewood Midrise I	Impact window installation	Submitted
9/28/2026	Lauren Martinez	7627 Cedarwood Circle	Cedarwood	Exterior Painting	Submitted
9/22/2026	Toddy Granovsky	7169 Woodbridge Circle	Woodbridge	Landscape and Driveway	Submitted
9/14/2026	Joseph Strasburg	19629 Bay Cove Drive	Baywood	Reroofing	Under Review
9/16/2026	Ken Sherman	1751 Bridgewood Drive	Bridgewood Midrise I	Impact Window Replacement	Under Review
9/24/2026	Debbie and Scott Rudin	2510 Bridgewood Lane	Bridgewood TH III	Window Replacements For 2510 Bridgewood Lane Boca West Boca Rato	Under Review
9/8/2026	Jay Stern	804 7759 Lakeside Blvd	Lakewood Gardens 2	Install Electric car charger at my designated parking spot	Under Review
9/22/2026	Eryl Moskowitz	356 Boca West Drive	Laurel Oaks	Window and sliding glass door	Under Review
9/17/2026	Alana Cann	19645 Oakbrook Circle	Oakbrook	new fence	Under Review
9/10/2026	Francisco Arteaga	19199 Sabal Lake Drive	Sabal Lake	ARC	Under Review
9/22/2026	Toddy Granovsky	7169 Woodbridge Circle	Woodbridge	Generator installation	Under Review

Village Projects 09/2025-09/2026

Date Submitted	Homeowner	Street	Title	Type	Status
9/16/2026	Simone Talaia	Lakewood MRIII	Golf Cart Parking Enclosure	Other	APPROVED
9/10/2026	Jon Stormont	Bridgewood THI	Village Roof Replacement	Other	APPROVED
9/10/2026	April Coaxum	Laurel Oaks IV	Golf Carts Gazibo	Electric Vehicle Charging Station	DENIED
6/17/2026	Barbara Bockiaro	Willowwood Gardens	Painting	Exterior Painting	APPROVED
6/11/2026	Frank Tucci	Arbor Lake	Deck Demolition	Other	APPROVED
5/19/2026	Frank Tucci	Sabal Lake	Exterior Painting	Other	APPROVED
5/18/2026	Tony Clerico	Willow Wood MRI	WWMRI Golf Cart Shed	New Construction	APPROVED
5/17/2026	Frank Tucci	Arbor Lake	Entrance Monument reface and landscape.	Community Entrance Sign	APPROVED
4/20/2026	Howard Elias	Planters Point	Planters Point ARB Application - Street Light Fixture Install	Other	APPROVED
4/1/2026	Denise Okane	Fairway Oaks	Monument Signs to be updated, 2 signs 1 each side of entrance	Community Entrance Sign	APPROVED
3/3/2026	Steve Goldsmith	Laurel Oaks	Paint all entrance walls, pool structures, & carports	Exterior Painting	APPROVED
2/2/2026	Frank Tucci	Arbor Lake	Hedge Replacement	Landscaping	APPROVED
2/2/2026	Frank Tucci	Quail Hollow	Barrier Hedge	Landscaping	APPROVED
1/26/2026	Theresa Echeverri	Baywood	Monument Wall	Community Entrance Sign	APPROVED
1/7/2026	Denise Okane	Woodcrest	Exterior Painting	Exterior Painting	APPROVED
12/12/2025	Samarra Taylor	Bridgewood THII	Re-Paint Building	Exterior Painting	APPROVED
12/5/2025	Samarra Taylor	Bridgewood THII	New Roof - The Village of Bridgewood	Other	APPROVED
11/4/2025	Kerri Brooks	Peppertree II	Install astro turf on 6 median islands on Sawgrass Drive	Landscaping	APPROVED
9/30/2025	Dana Goldberg	Pinelake	Repairs to existing community entrance sign	Community Entrance Sign	APPROVED

With no further business to discuss, the meeting was adjourned at 9:50 AM.

Next Meeting: Tuesday, November 17, 2026 @ 9:00 AM.

Dr. Steven Jonas
Chairman, Board of Directors

11/17/26
Date