

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
OCTOBER 7, 2021

Board Members

Present: Paul Kelly, Paul Pontrelli, Chuck Sidman, Dominic Potenzini, Rick Stacy, Phil Vatsvog and Harvey Segal

Board Members

Not Present: David Degani

Also Present: Paul Valyo & Jim Bouras, Community Management & Construction, Inc.

Mr. Kelly opened the October 7, 2021, Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 5 Homeowners in attendance.

MINUTES - The September 2, 2021, Board Meeting Minutes were reviewed by the Board. Mr. Stacy made a motion to approve the September 2, 2021, Board Meeting Minutes as written. Mr. Pontrelli seconded this motion, and the motion was unanimously approved by the Board.

SECURITY – Mr. Stacy updated the Board on security and traffic issues in the community and reported that numbers of citations given by deputies are down from the previous month.

WEBSITE/FACEBOOK – Nothing to discuss.

BAY WINDS BOARD OF DIRECTORS – Nothing new to report.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board on the latest WBCC discussions.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Nothing to discuss.

SOCIAL COMMITTEE – Becky Skeba informed the Board that the Bass Fishing Tournament is scheduled for Saturday, November 13th from 7 am until 1pm.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF SEPTEMBER 27, 2021 – The Board Members reviewed the Delinquency Report as of September 27, 2021. Mr. Valyo noted that majority of the delinquent accounts are due to violations and are not delinquent assessment payments.

V-016 – Making payments.

REVIEW AUGUST 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The August 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board.

Mr. Valyo stated the association is in good and stable financial condition. Expenses are currently under budget.

The 2022 Operating Budget Workshop meeting was scheduled for Wednesday, October 20th at 10 am. Paul Kelly, Paul Pontrelli, Dominic Potenzini and David Sweet will attend this meeting.

OLD BUSINESS

There was a lengthy discussion regarding golf carts in the community considering a current accident that happened in another community and the possibility of a lawsuit. The Board discussed the association's exposure in regard to golf carts being driven in the community.

Mr. Sidman suggested to install a sign at the Boca Winds tennis court informing all tennis instructors receiving compensation that they must obtain approval from the Boca Winds HOA. The Board approved installation of such sign.

NEW BUSINESS

PBSO CONTRACT DEPUTY RATE INCREASE – Mr. Valyo informed the Board that PBSO Contract Deputy hourly rate increased from \$53.00 to \$68.00 beginning January 1, 2022. The Board Members discussed this matter, its effect on the 2022 budget and the possibility of replacing PBSO with a private security company. The Board Members instructed management to solicit proposals from private security companies to be reviewed by the Board.

TOWN HALL HOLIDAY LIGHTS AND WREATH PROPOSED BY PAUL KELLY – The Board Members discussed a proposal for the installation of holiday lights and a holiday wreath on front of Town Hall. After discussion it was decided not to approve this idea/proposal.

Mr. Potenzini requested discussing metal roofs and possible replacement of roofs in Boca Winds with metal roofs on the next Board Meeting agenda.

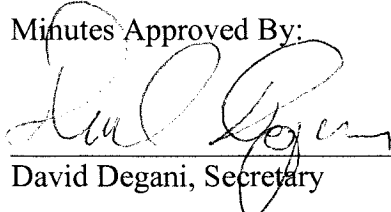
MANAGEMENT REPORT

WEST POOL PERIMETER FENCE POST REPLACEMENTS STATUS – Mr. Bouras informed the Board that this work is in process.

BAY WINDS FICUS REPLACEMENT ALONG PALMETTO PARK ROAD – Mr. Bouras informed the Board that Bay Winds approved removal of the Ficus shrubs along the south side Palmetto Park Road and replacement with Dark Green Arboricola. This work was awarded to Baker Landscape and this work has begun.

Mr. Potenzini made a motion to adjourn the Meeting. The motion was seconded by Mr. Kelly and unanimously approved by the Board. The Board Meeting was adjourned at 8:04 pm.

Minutes Approved By:



David Degani, Secretary

Date