

**BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
FEBRUARY 4, 2021**

Board Members

Present: Paul Kelly, Paul Pontrelli, David Degani, Chuck Sidman, Frank Giacalone (on behalf of Dominic Potenzini), Phil Vatsvog, Rick Stacy and Harvey Segal

Board Members

Not Present: Dominic Potenzini

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

Mr. Kelly opened the February 4, 2021 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately three (3) Homeowners in attendance.

MINUTES - The January 7, 2021 Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the January 7, 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 deputies have begun issuing more citations for speeding. The Board Members discussed sheriff's deputies patrol vs. private security.

WEBSITE/FACEBOOK – The Board Members agreed to keep only 6 months of previous Board Meeting Agendas and Minutes stored on the Boca Winds Website

BAY WINDS BOARD OF DIRECTORS – Nothing new to report.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli read a letter prepared by the West Boca Community Council.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the road marking/striping progress on Shorewind Drive. It was suggested to request installation of additional speed limit signs on Shorewind Drive.

OLD BUSINESS

METAL ROOF TILE AND TESLA SOLAR ROOF TILE DISCUSSION – Alex Koffler informed the Board about the Tesla Solar Roof Tile and about the benefits of this type of roof.

The Board Members discussed this matter and agreed to table this discussion until more information about this new roof tile is available.

SHERIFF'S DEPUTIES VS. PRIVATE SECURITY – This item was discussed under Security Report.

NEW BUSINESS

MANAGEMENT REPORT

COMMON AREA SIDEWALK/FLAT WORK PRESSURE CLEANING IN PROGRESS – Mr. Bouras updated the Board Members on the status of this work.

21894 PHILMONT COURT REQUEST DENIED INSTALLING PRIVACY HEDGE IN FRONT YARD – Alla Kazy, the Owner of 21894 Philmont Ct. addressed the Board regarding her modification request to install a privacy hedge on the front and side of her property, extending to and bordering the sidewalk. This request was denied by the Monterey Bay ARC. The Board Members discussed this matter and confirmed the denial of this request.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF DECEMBER 31, 2020 – The Board Members reviewed the Delinquency Report as of December 31, 2020. A few delinquent accounts were discussed.

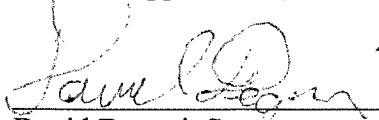
G-025 - Mortgage foreclosure sale is set for March 1st, 2021.

G-065 – Association foreclosure sale is set for February 23rd, 2021. The Board Members agreed to proceed with the association foreclosure.

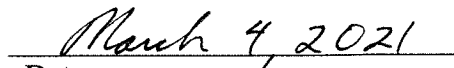
REVIEW DECEMBER 2020 (YEAR END) BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The December 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition. The expenses for 2020 were on budget at the end of the year.

Mr. Kelly made a motion to adjourn the Meeting. The motion was seconded by Mr. Sidman and unanimously approved by the Board. The Board Meeting was adjourned at 7:25 pm.

Minutes Approved By:



David Degani, Secretary



Date