

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 2, 2021

Board Members

Present: Paul Kelly, Paul Pontrelli, David Degani, Chuck Sidman, Frank Giacalone (representing Carlyle Estates), Rick Stacy, Phil Vatsvog and Harvey Segal

Board Members

Not Present: Dominic Potenzini

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

Mr. Kelly opened the September 2, 2021, Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 30 Homeowners in attendance.

MINUTES - The August 5, 2021, Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the August 5, 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 – Mr. Vatsvog will attend the next Social Committee meeting to discuss how to optimize usage of the community website for the committee's initiatives.

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that the next Bay Winds Board Meeting is scheduled for September 15, 2021.

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

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the Road Safety Committee discussions and suggested installation of an electronic vehicle speed sign on Shorewind Drive to slow down speeding vehicles.

SOCIAL COMMITTEE – Becky Skeba informed the Board that the Movie Night at the pool area was a big success and updated the Board on the upcoming events planned by the Committee.

Mr. Stacy made a motion to include Social Committee Report into the Board Meeting Agenda as a regular meeting agenda item. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF AUGUST 25, 2021 – The Board Members reviewed the Delinquency Report as of August 25, 2021. Mr. Valyo noted that most of the current delinquent accounts are for violation fines and are not delinquent with their association payments.

V-016 – Making payments.

REVIEW JULY 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The July 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.

OLD BUSINESS

PROFESSIONAL INSTRUCTOR AT TENNIS COURTS GIVING LESSONS – Mr. Sidman presented guidelines/parameters prepared by the committee created at the last Board Meeting and noted that the professional tennis instructor applying for Board permission to give lessons in Boca Winds must provide a copy of the CPR training certificate, must have an OSHA approved First Aid Kit and must go through the background check performed by the Boca Winds annually. Only one tennis court will be approved to use by the instructor and only one instructor will be approved to give lessons in Boca Winds. The Committee also established guidelines regarding lessons schedule, and insurance requirements. The Board Members discussed the guidelines presented. There was a discussion whether there should be compensation required from the instructor for the use of the Boca Winds facility.

Mr. Sidman made a motion to allow the instructor to give lessons on the Boca Winds tennis court, approve the presented guidelines/parameters for the tennis court instructor and exclude any monetary compensation requirements. Mr. Segal seconded this motion, and it was approved with 6 votes in favor and 2 votes (Paul Pontrelli and Frank Giacalone) opposed.

HOMEOWNER CONCERNS ABOUT GOLF CARTS – There was a large group of golf cart owners present at the meeting who addressed the Board in support of golf cart usage in the community. There was a lengthy discussion about street legal and street illegal golf carts. There were different suggestions how to regulate the situation with illegal golf carts in the community. Two homeowners/golf cart owners will schedule a meeting with Paul Kelly to discuss how to handle this matter.

NEW BUSINESS

NOTICE OF INTENT TO FILE SUIT/REQUEST FOR EVIDENCE – ALLEGED TRIP AND FALL – Mr. Bouras informed the Board about this matter.

MANAGEMENT REPORT

WEST POOL PERIMETER FENCE POST REPLACEMENTS – Mr. Bouras informed the Board that several fence posts are rusted and are scheduled to be replaced. Rust was removed from the bases of the other fence posts, primer applied, and painted.

Mr. Giacalone 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 8:14 pm.

Minutes Approved By:

David Degani, Secretary

Date