

BOCA WINDS HOMEOWNER ASSOCIATION, INC.
ANNUAL MEETING MINUTES
December 2, 2021

Board Members

Present: Paul Pontrelli, David Degani, Phil Vatsvog, Paul Kelly, Chuck Sidman, Rick Stacy and Harvey Segal

Board Members

Absent: Dominic Potenzini

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

The Annual Meeting was called to order at 7:00 pm by current Board President Paul Kelly. Mr. Kelly welcomed all association members present at the Annual Meeting.

The Board Members discussed whether a non-homeowner can be seated on the Board of Directors. The Boca Winds Association documents and Florida Statutes are silent on this matter. According to the association attorney there is no requirement for a Boca Winds Board Member to be a Boca Winds homeowner. Current Board President, Mr. Kelly, sold his property in Boca Winds but he is still residing in the community. Mr. Kelly was elected by his Neighborhood Committee as the Chairperson, and he is actively looking for another property to purchase in Boca Winds.

ANNOUNCE AND SEAT THE BOARD OF DIRECTORS FOR 2022 (SEE LIST OF 2022 COMMITTEE MEMBERS) - The 2022 Board of Directors as elected by the eight Boca Winds Neighborhood Committees are as follows:

Paul Kelly	Representing Baybury
Dominic Potenzini	Representing Carlyle Estates
Chuck Sidman	Representing Hampton Park
David Degani	Representing Heritage Square
Harvey Segal	Representing Monterey Bay
Phil Vatsvog	Representing Regency Place
Rick Stacy	Representing Water's Edge
Paul Pontrelli	Representing Waterways

ELECT ASSOCIATION OFFICERS - Mr. Bouras opened nominations for the position of President.

Mr. Segal nominated Paul Kelly for President. Mr. Stacy seconded this nomination. There were no other nominations for the position of President. Mr. Stacy made a motion to close nominations for the position of President. Mr. Segal seconded. Paul Kelly was elected as President.

Mr. Bouras opened nominations for the position of Vice President.

Mr. Stacy nominated Paul Pontrelli as Vice President. Mr. Vatsvog seconded this nomination. Mr. Kelly nominated Harvey Segal as Vice President. Mr. Segal declined his nomination. There were no other nominations for the position of Vice President. Mr. Segal made a motion to close the Voce President nominations. Mr. Vatsvog seconded. Paul Pontrelli was elected as Vice President.

Mr. Bouras opened nominations for the position of Secretary.

Mr. Pontrelli nominated David Degani as Secretary. Mr. Kelly seconded this nomination. Mr. Stacy made a motion to closed nominations for Secretary. Mr. Vatsvog seconded. Mr. Degani was elected as Association Secretary.

Mr. Bouras opened nominations for the position of Treasurer.

Mr. Pontrelli nominated Dominic Potenzini as Treasurer. Mr. Segal seconded this nomination Mr. Stacy made a motion to close nominations for Treasurer. Mr. Vatsvog seconded. Dominic Potenzini was elected as Treasurer.

All Board Officers accepted their positions.

The 2022 Board Officers are:

President – Paul Kelly

Vice President – Paul Pontrelli

Secretary – David Degani


Treasurer – Dominic Potenzini

APPOINT TWO MEMBERS TO THE BW BOARD OF DIRECTORS - *Mr. Segal made a motion to re-appoint Paul Pontrelli and Doug Deluca to represent Boca Winds on the Bay Winds Board of Directors. Mr. Stacy seconded the motion, and it was unanimously approved by the Board.*

NEW BUSINESS/OPEN DISCUSSION – Nothing to discuss.

The Annual Meeting was adjourned at 7:28 pm.

Minutes Accepted By:



David Degani, Secretary

12-2-2022
Date