

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

Board Members

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

Board Members

Not Present: None

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

Mr. Kelly opened the January 7, 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 December 3, 2020 Annual Meeting Minutes were reviewed by the Board.
Mr. Potenzini made a motion to approve the December 3, 2020 Annual Meeting Minutes as written.
Mr. Pontrelli seconded this motion, and the motion was unanimously approved by the Board.

The December 3, 2020 Board Meeting Minutes were reviewed by the Board.
Mr. Potenzini made a motion to approve the December 3, 2020 Board Meeting Minutes as written.
Mr. Pontrelli seconded this motion, and the motion was unanimously approved by the Board.

SECURITY – Will be discussed under New Business.

WEBSITE/FACEBOOK – It was suggested to add to the Website a News/Announcement page that would inform the homeowners about the latest community news and events.

BAY WINDS BOARD OF DIRECTORS – Nothing to report.

WEST BOCA COMMUNITY COUNCIL – Nothing to report.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani and Mr. Pontrelli informed the Board that Shorewind Drive (near Appleton Drive) will be marked/striped to reduce the width of the traffic lane to 12 feet. This will prohibit vehicles from passing one another in the areas where the road is wider than 12 feet. Also, the stop sign at Appleton Drive will be moved closer to Shorewind Drive, to improve the visibility at the intersection at Appleton Drive and Shorewind Drive. Mr. Kelly asked if a bicycle lane could be marked/striped on Shorewind Drive. Mr. Pontrelli answered that if there is such possibility – it will be explored.

OLD BUSINESS

METAL ROOF TILE AND TESLA SOLAR ROOF TILE DISCUSSION – Will be discussed at a future Board meeting.

NEW BUSINESS

SHERIFF'S DEPUTIES VS. PRIVATE SECURITY – Mr. Stacy addressed the Board regarding the effectiveness of the contract Deputies patrolling Boca Winds and commented that in his opinion the Association is not getting adequate attention in terms of traffic enforcement and security service. Mr. Stacy informed the Board that deputies are operating without any supervision, they do not write citations, they often sit in one spot, and they do not respond to emergency calls. Therefore, there is no advantage in having the contract Deputies on site. The Board Members discussed this matter. It was suggested to invite a Sheriff's Office representative to the next Board Meeting.

MANAGEMENT REPORT

TOWN HALL LAKE PIER REFURBISHING STATUS – Mr. Bouras informed the Board Members that the Town Hall lake pier refurbishing project is now complete.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF DECEMBER 28, 2020 – The Board Members reviewed the Delinquency Report as of November 24, 2020. A few delinquent accounts were discussed.

V-016 – Mortgage foreclosure. Owner bankruptcy.

G-025 - Mortgage foreclosure.

G-065 – Association foreclosure.

V-033, F-049, E-084 – Violation fines.

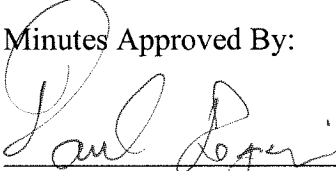
Monica Bustamante, the owner of 12638 Little Palm Lane addressed the Board regarding a fine letter she received for a commercial vehicle. The Board Members discussed this matter and invited the homeowner to attend the next Covenant Enforcement Committee meeting in February.

REVIEW NOVEMBER 2020 BALANCE SHEET AND INCOME AND EXPENSE REPORTS –

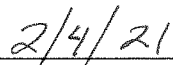
The November 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Bouras stated the association is in good and stable financial condition.

Mr. Potenzini 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 7:18 pm.

Minutes Approved By:



David Degani, Secretary



Date