

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
JUNE 3, 2021

Board Members

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

Board Members

Not Present: None

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

Mr. Kelly opened the June 3rd, 2021, Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately (5) Homeowners in attendance.

MINUTES - The May 6, 2021, Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the May 6, 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 expressed his concerns that contract Deputies continue avoiding writing speeding tickets and do not log sufficient mileage driving around community. Mr. Stacy stated that Boca Winds is not getting the proper service that it is paying for. The Board Members discussed this matter in length.

WEBSITE/FACEBOOK – Nothing new to discuss.

BAY WINDS BOARD OF DIRECTORS – Nothing new to discuss.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board on the latest WBCC Zoom meeting discussions and distributed a Questionnaire Regarding the Agricultural Reserve Future Development to the Board Members for their comments and opinions.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the Road Safety Committee discussions. Mr. Degani proposed installing electronic signs at both entrances to the community displaying current important news and messages. The Board Members discussed this matter.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF MAY 24, 2021 – The Board Members reviewed the Delinquency Report as of May 24, 2021. Mr. Valyo noted that majority of the delinquent accounts have violations fines imposed and they are not delinquent with their association assessment payments.

V-016 – Payment plan is in place: \$500 initial payment and \$300 monthly payments until the account is current.

REVIEW APRIL 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The April 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.

OLD BUSINESS

REQUEST FOR PET WASTE STATIONS OR TRASH CAN(S) ALONG SHOREWIND DRIVE – The Board Members discussed this matter and agreed to install trash cans, not pet waste stations along Shorewind Drive. *Mr. Kelly made a motion to instruct management to obtain costs for 3 different types of trash containers for installation along Shorewind Drive and present them at the next Board Meeting. Mr. Potenzini seconded this motion, and it was unanimously approved by the Board.*

COMMUNITY WIDE GOLF CART USE DISCUSSION – The Board Members discussed and approved a Golf Carts Restrictions, street parking courtesy, and “lock your car” letter to be mailed to the Boca Winds homeowners. It was recommended to also post the letter on the Boca Winds Website. There was a suggestion to install signs regarding golf carts at the entrances to the community because of non-residents driving into Boca Winds on golf carts.

NEW BUSINESS

LEGISLATIVE UPDATE OF NEW COMMUNITY ASSOCIATION LAWS – Mr. Valyo distributed copies of the Legislative Update of New Community Association Laws (effective July 1, 2021) and encouraged the Board Members to review them. Management will answer questions at the next Board Meeting after Board Members review the new laws.

MONTEREY BAY STREET PARKING DISCUSSION - Mr. Segal addressed the Board regarding parking on the Monterey Bay streets and noted that the letter that was approved to be mailed to the residents will partially address the issue. Mr. Segal would like the parking on the street rules/regulations to be enforced. Mr. Valyo stated the Monterey Bay Neighborhood has private (not public) roads, so it is possible to establish parking rules. The Board will discuss this further at the next Board Meeting.

Mr. Bouras informed the Board that management received several complaints about a tennis instructor who is giving onsite lessons for a fee, monopolizing the Boca Winds tennis courts, and impeding resident’s access to the courts. The Board Members discussed this matter. Mr. Kelly proposed a meeting with this instructor. This matter will be further discussed at the next Board Meeting.

Allen Hertz addressed the Board with a request to change the Architectural Guidelines to allow only white windows and door frames as replacements for the Waterways Neighborhood. Currently white and bronze frames are allowed. The Board Members discussed this matter. Management was instructed to contact the association attorney for his opinion regarding this issue.

MANAGEMENT REPORT

DISCUSS OPENING CLUBHOUSE FOR PRIVATE PARTY USE – Mr. Potenzini made a motion to open the Clubhouse for private parties beginning July 1st, 2021. Mr. Stacy seconded this motion, and it was unanimously approved by the Board. The Board Members agreed to not increase the rental cost from the current - \$225.00 with a \$500 refundable deposit.

INOPERABLE STREET LIGHTS REPORTED TO FPL – Mr. Bouras informed the Board that all the inoperable streetlights are being reported to FPL on a regular basis.

RE-STRIPING TOWN HALL AND WEST POOL PARKING LOTS STATUS – Mr. Bouras is working on collecting estimates.

Mr. Segal addressed the Board regarding the installation of a TV in the Clubhouse. The Board Members discussed this matter. Mr. Segal will prepare installation estimates to be reviewed at the next Board Meeting.

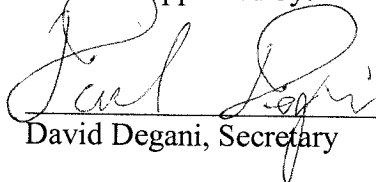
One of the attending homeowners addressed the Board regarding the installation of a Gazebo in their rear yard. The Board Members discussed this matter and confirmed that structures of a temporary character are not allowed according to the recorded Declaration Use Restrictions. The homeowner agreed to remove the temporary structure.

Mr. Potenzini made a motion to cancel the July Board Meeting and the next Board Meeting will be in August. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.

Mr. Stacy made a motion to start future Board Meetings at 7 pm beginning the next Board Meeting in August. Mr. Vatsvog seconded this motion, and it was approved by the Board with 5 votes in favor and 3 votes opposed.

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 8:10 pm.

Minutes Approved by:



David Degani, Secretary

8-5-21

Date