

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
FEBRUARY 6, 2020

Board Members

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

Board Members

Not Present: None

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

Mr. Pontrelli opened the February 6, 2020 Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately twenty (20) Homeowners in attendance.

MINUTES - The January 2, 2020 Board Meeting Minutes were reviewed by the Board. *Mrs. Gastaldi made a motion to approve the January 2, 2020 Board Meeting Minutes as written. Mr. Kelly seconded this motion and the motion was unanimously approved by the Board.*

SECURITY – Mr. Pontrelli updated the Board Members on security in Boca Winds and read some of the contract Deputies’ daily reports. There was a discussion regarding golf carts being driven in the community on public roads. Mr. Valyo informed the Board that according to State Statute 316.212 a golf cart can only be driven on a public road designated by the county to be used by golf carts and no Boca Winds public roads have been designated as such. *Mr. Stacy made a motion to instruct the contract Deputies to issue citations in accordance to State Statute 316.212 to persons who are driving golf carts on public roads and/or sidewalks/bike paths in the community. Mr. Potenzini seconded this motion and it was approved with 7 votes in favor and 1 Board Member abstained.*

Mr. Pontrelli informed the Board that he was contacted by a homeowners who requested the golf cart violation letter he received be removed from his Boca Winds property records file. There was no motion or decision regarding this matter. This violation letter record will remain in the homeowner’s file.

WEBSITE/FACEBOOK – Mr. Bouras updated the Board Members on progress of the new Boca Winds Web Site creation. Mrs. Giannini addressed the Board suggesting that the Board approve a budget for the creation of the new Web Site and stated the community needs a working/up to date Web Site. Mrs. Giannini also noted that it is illegal to post the Board Meeting Minutes on the current Web Site showing names of delinquent assessment account homeowners. Management will check on this this with the association attorney.

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that Bay Winds Board of Directors is discussing installation of two fountains in the Bay Winds lakes – 1 in Boca Winds and 1 in Boca Falls. The Board Members discussed this matter.

Mr. Degani made a motion to vote against the lake fountain installation. Mr. Kelly seconded this motion and was approved with 7 votes in favor and 1 vote (Dominic Potenzini) abstained.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board Members on current and future WBCC discussions, projects and meetings.

CAPITAL IMPROVEMENTS – Mr. Bouras informed the Board that management received two (2) quotes for kitchen cabinet door replacement, installation of quartz countertop with new sink and faucet and replacement of the refrigerator and the microwave and is waiting for a third proposal. All proposals will be presented to the Board for review at the next Board Meeting.

OLD BUSINESS – Nothing to discuss.

NEW BUSINESS – Mr. Kelly updated the Board on the status of the upcoming Fishing Contest event. Mrs. Giannini expressed her position – she does not want anyone trespassing on her property or fishing from her back yard.

Mr. Sidman addressed the Board regarding the 30 miles per hour speed limit sign installed by the county on Collington Drive requesting this sign be removed from the location next to the “Children at Play” sign. Management will contact Palm Beach County requesting they move or remove the sign.

Mr. Bouras addressed the Board regarding a directional sign at the entrance of the community that is old and outdated and presented a proposal for a new/updated sign. The Board Members discussed this matter and agreed to completely remove this sign.

Mrs. Gastaldi addressed the Board regarding complaints she received about wild boars in the area.

Alexander Koffler suggested to install a water fountain/cooler at the club house pool. The Board Members discussed this matter. It was suggested to discuss this idea at the individual Neighborhood Committee Meetings.

Alexander Koffler suggested to begin heating the water at the west pool one (1) month earlier in the fall and leave it “on” for one (1) additional month in the spring or leave the pool heater “on” year around set a specific temperature. The Board Members agreed to begin heating water at the west pool on October 1st and to continue heating it until April 30th.

HOMEOWNERS CONSENT TO RECEIVE NOTICE BY E-MAIL – Alexander Koffler suggested implementation of e-mail notices for residents who furnish their consent to receive notice by email. The Board Members discussed this matter and agreed that it would be an outside, 3rd party contractor who would provide this service if implemented.

GOLF CART DISCUSSION – This matter was discussed earlier under Security.

MANAGEMENT REPORT

SHOREWIND DRIVE SPEED HUMPS INQUIRY UPDATE – Mr. Bouras reported to the Board that according to the study performed by the Palm Beach County Traffic Engineering the main east entrance of Shorewind Drive qualifies for Palm Beach county funded and installed speed hump(s) installation and the west entrance does not qualify. If the Board wants to install a speed hump on Shorewind Drive at the west entrance it would be at Boca Winds expense. The Board Members discussed speeding on Shorewind Drive. *Mr. Kelly made a motion to instruct the contract Deputies to issue citations for speeds at or exceeding 37 miles per hour on Shorewind Drive. Mr. Stacy seconded this motion and it was unanimously approved by the Board.*

DISCUSS CHANGE/CORRECTION TO ARC GUIDELINES – The Board Members discussed barrel roof tile versus flat roof tile in the Waterways Neighborhood. The current updated Architectural Guidelines allow both type: barrel and flat roof tile in all of the Boca Winds Neighborhoods, however originally, the Waterways Neighborhood had only barrel style roof tile. This matter will be discussed at the next Waterways ARC meeting.

CLUBHOUSE TABLES AND CHAIRS – The Board Members discussed this matter and agreed there is no need to replace the Board Meeting chairs at this time.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF DECEMBER 31, 2019 - The Board Members reviewed the Delinquency Report as of December 24, 2019. The following delinquent accounts were discussed.

- D1-79 Mortgage foreclosure is in active status. Possibility of a short sale.
- V-016 Mortgage foreclosure and owner bankruptcy.
- G-025 Mortgage foreclosure.
- F-049 \$1,000 fine for gable end plywood damage – lien on the property.
- G-065 Copy of the association foreclosure lawsuit has been sent. This account will be discussed again at the next Board Meeting.
- E-084 Violation fines.


REVIEW DECEMBER 2019 (YEAR END) BALANCE SHEET AND INCOME AND EXPENSE REPORTS - The December 2019 (year-end) Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Valyo stated the association is in good financial condition and ended the 2019 year with \$6,478.94 as Net Income.

Mr. Kelly made a motion to transfer the year end Net Income of \$6,478.94 into the Storm Recovery Reserve account. There was no second to this motion.

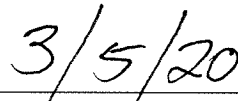
Mrs. Gastaldi made a motion to transfer the year end Net Income of \$6,478.94 into the Unallocated Reserve account. Mr. Potenzini seconded this motion and it was unanimously approved by the Board.

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 9:03 pm.

Minutes Approved By:



Gina Gastaldi, Secretary



Date