

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

**Board Members**

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

**Board Members**

**Not Present:** Dominic Potenzini

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

Mr. Kelly opened the December 2, 2021, Board Meeting at 7:28 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 25 Homeowners in attendance.

**MINUTES** - The November 4, 2021, Board Meeting Minutes were reviewed by the Board. *Mr. Pontrelli made a motion to approve the November 4, 2021, Board Meeting Minutes as written. Mr. Kelly 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. The Board Members discussed speeding violations and traffic citations. Mr. Bouras informed the Board that the Ashley Park Board of Directors has numerous concerns regarding PBCSO traffic enforcement and lack of visibility during contract Deputy service. The Ashley Park Board of Directors approved PBCSO for providing security services only until March 2022, with an option to discuss a switch to another service provider. If at the end of March, Ashley Park decides not to continue with PBCSO services, Boca Winds will have to make an adjustment in their service schedule since Ashley Park contributes approximately 27% of the total invoice for PBCSO services. The Board Members discussed this matter. It was agreed that Mr. Bouras will arrange a meeting with sergeant Nolan, Boca Winds, and Ashley Park to again address concerns.

**WEBSITE/FACEBOOK** – Mr. Vatsvog updated the Board on the recent Website changes and updates.

**BAY WINDS BOARD OF DIRECTORS** – Mr. Pontrelli informed the Board that the next Bay Winds Board meeting is scheduled for January 19<sup>th</sup>, 2022.

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

**CAPITAL IMPROVEMENTS** – Nothing new to discuss.

**ROAD SAFETY COMMITTEE** – Nothing new to report.

**SOCIAL COMMITTEE** – Mrs. Mancini suggested the installation of Notice Boards at the Boca Winds entrances to inform the homeowners about upcoming community events.

**FINANCIAL**

**REVIEW DELINQUENCY REPORTS AS OF SEPTEMBER 30, 2021 (3<sup>rd</sup> QUARTER**

**ENDING)** – The Board Members reviewed the Delinquency Report as of September 30, 2021. Mr. Valyo noted that majority of the delinquent accounts are due to violations fines and are not delinquent association assessment payments.

**REVIEW SEPTEMBER 2021 BALANCE SHEET AND INCOME AND EXPENSE**

**REPORTS** – The October 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**

**PBCSO OFF-DUTY DEPUTY SERVICE** – This item was discussed earlier.

Mr. Kelly informed the Board that the Bass Fishing Tournament was a big success again this year. The proceeds from this event in the amount of \$485 were donated to St. Jude's Children Hospital.

**NEW BUSINESS**

**METAL ROOF ADDITION TO DESIGN STANDARDS MANUAL** – Allen Hertz suggested to have the New Metal Roof Design Standards addition discussed at each Neighborhood ARC meeting before final Board approval is given for all eight (8) Neighborhoods. The Board agreed to table making this Design Standards addition until all Neighborhoods discuss this roofing surface addition and approves or disapproves metal roofs in their Neighborhoods. The Board Members agreed to approve metal roof systems only in the Carlyle Estates Neighborhood at this time since a metal roof request was recently approved by the Carlyle Estates Neighborhood Committee.

A Monterey Bay homeowner from 21992 Altona Drive addressed the Board regarding a violation fine that was placed on her account due to exterior modifications being done without prior approval and asked for the violation fine to be removed. The Board Members discussed this matter.

*Mr. Vatsvog made a motion to reduce the \$1,000 violation fine to the amount of money Boca Winds spent on attorney fees and certified letters, plus \$100 donation to the Social Committee for future use. Mr. Stacy seconded this motion. This motion was not approved.*

*Mr. Degani made a motion to reduce the \$1,000 violation fines to the amount of attorney fees and certified letters cost only. Mr. Pontrelli seconded this motion, and it was approved by the Board.*

**MANAGEMENT REPORT**

**NEW TRASH CONTAINER LOCATIONS (3)** – Mr. Bouras informed the Board that three (3) new trash containers will be shipped to Boca Winds at the beginning of 2022. The Board Members approved the new trash container locations along Shorewind Drive.

**TOWNHALL PLAYGROUND EQUIPMENT REPAIR** – The Board Members approved the playground ladder replacement.

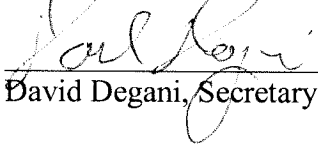
**HOLIDAY LIGHTING STATUS** – Mr. Bouras informed the Board that holiday lights at the entrance to Boca Winds are still not installed. By agreement with North Star the lights were required to be installed and working by November 19<sup>th</sup>. The Board Members discussed this matter and agreed that if the lights are not installed by December 10, the contract with North Star would be cancelled and the 50% deposit must be returned.

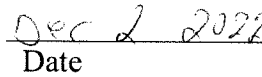
**INSTALLATION OF NEW ARBORICOLA HEDGE ALONG PALMETTO PARK ROAD**

This project is completed.

*Mr. Kelly made a motion to adjourn the Meeting. The motion was seconded by Mr. Segal and unanimously approved by the Board. The Board Meeting was adjourned at 9:02 pm.*

Minutes Approved By:

  
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David Degani, Secretary

  
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Date