

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
MARCH 4, 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: Paul Valyo & Jim Bouras, Community Management & Construction, Inc.

Mr. Kelly opened the March 4, 2021 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately four (4) Homeowners in attendance.

MINUTES - The February 4, 2021 Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the February 4, 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 reported that deputies are still not issuing enough citations for speeding. The Board Members discussed this matter. The Board Members agreed to organize a meeting with Captain Moss to discuss the Board's concerns.

WEBSITE/FACEBOOK – It was requested that Management provide Phil Vatsvog with the Board Meeting Agendas and approved Minutes in a timely matter.

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that the next Bay Winds Board Meeting is scheduled for March 17th. Mr. Bouras informed the Board that all of the lakes are in very good condition.

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

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the latest Committee discussions. The Board Members discussed installation of speed limit signs along Shorewind Drive.

OLD BUSINESS – Nothing to discuss.

NEW BUSINESS - Mr. Degani addressed the Board regarding the ongoing nuisance and disturbance caused by fishermen trespassing on the east lake bank on the east side of Heritage Square. The Board Members discussed this matter.

The Board Members also discussed the possible installation of additional landscaping that would prevent trespassers from coming into the area of concern.

ADDITIONAL PARKING AT TENNIS/BASKETBALL COURTS – Mr. Kelly addressed the Board with an idea to create additional parking spots in the area by the tennis and basketball courts. Mr. Valyo and Mr. Bouras presented several different possible options for the installation of additional parking spaces. The Board Members discussed this matter and agreed to continue this discussion at the next Board Meeting.

MANAGEMENT REPORT

REQUEST FOR PET WASTE STATIONS ALONG SHOREWIND DRIVE – The Board Members discussed installation of pet waste stations along Shorewind Drive. Management was instructed to prepare an estimate for the installation and servicing of the pet waste stations.

SHOREWIND DRIVE SPEED LIMIT SIGN ASSESSMENT – Mr. Bouras informed the Board that after contacting Palm Beach County it was determined that 3 more speed limit signs can be installed on Shorewind Drive.

CHICKEE HUT ROOF AND SUPPORT POLES REPLACEMENT – Mr. Bouras updated the Board Members on the status of this work.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF FEBRUARY 28, 2021 – The Board Members reviewed the Delinquency Report as of February 28, 2021. A few delinquent accounts were discussed.

G-025 - Mortgage foreclosure sale is extended by 30 days.

V-016 – Payment plan is being negotiated with the homeowner.

G-065 – This property was sold to a 3rd party. Association should receive the delinquent amount in full.

REVIEW JANUARY 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS –

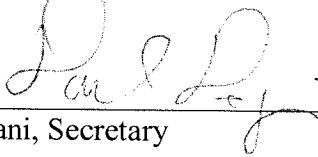
The January 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition.

Mr. Valyo suggested transferring \$15,952.00 of the 2020 year-end income to the Capital Improvement Reserve Account.

Mr. Pontrelli made a motion to transfer the 2020 year-end income in the amount of \$15,952.00 to the Capital Improvement Reserve Account. Mr. Kelly 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 7:22 pm.

Minutes Approved By:



David Degani, Secretary

4/4/21

Date