

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
JANUARY 6, 2022

Board Members

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

Board Members

Not Present: Dominic Potenzini & Rick Stacey

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

Mr. Kelly opened the January 6, 2022, Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 10 Homeowners in attendance.

MINUTES - The December 2, 2021, Annual Meeting Minutes were reviewed by the Board. *Mr. Pontrelli made a motion to approve the December 2, 2021, Annual Meeting Minutes as written. Mr. Sidman seconded this motion, and the motion was unanimously approved by the Board.*

The December 2, 2021, Board Meeting Minutes were reviewed by the Board. *Mr. Pontrelli made a motion to approve the December 2, 2021, Board Meeting Minutes as written. Mr. Sidman seconded this motion, and the motion was unanimously approved by the Board.*

SECURITY – Mr. Stacy was not present at the meeting.

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 discussions.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Nothing new to report.

SOCIAL COMMITTEE – Nothing new to report.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF DECEMBER 28, 2021 – The Board Members reviewed the Delinquency Report as of December 28, 2021. Mr. Bouras noted that there is only one delinquent account, and the homeowner is making payments. The remaining delinquent accounts are violations fines, and they are not delinquent with paying their association assessments.

REVIEW NOVEMBER 2021 BALANCE SHEET AND INCOME AND EXPENSE

REPORTS – The November 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Bouras stated the association is in good and stable financial condition. Expenses are currently under budget.

OLD BUSINESS

METAL ROOF ADDITION TO DESIGN STANDARDS MANUAL – The Board Members discussed this matter.

Mr. Sidman made a motion to approve the installation of metal roofs, based on the previously approved specifications, in the Hampton Park and Baybury Neighborhoods. Mr. Kelly seconded this motion, and it was unanimously approved by the Board with 5 votes in favor and 1 vote (David Degani) abstained.

MONTEREY BAY STREET PARKING – HARVEY SEGAL – This discussion was tabled.

NEW BUSINESS

HOLIDAY LIGHTS NOT INSTALLED BY NSI – DISCUSS NEXT STEP – Mr. Kelly informed the Board that Boca Winds homeowner Daniel Caner voluntarily installed holiday lights at the Boca Winds entrance and thanked Daniel Caner for stepping up and helping the community. Mr. Bouras added that NSI, a company that failed to install holiday lights at the front entrances and at the Clubhouse, is now ignoring a request for the deposit refund.

Mr. Pontrelli made a motion to have the association attorney contact NSI on behalf of the association regarding the deposit refund. Mr. Kelly seconded this motion, and it was unanimously approved by the Board.

There was also a suggestion to file a claim in a small claim court. Management will contact the association attorney to determine the best course of action.

Mr. Pontrelli addressed the Board regarding sanitizing the restrooms due to the spiking COVID-19 cases. Mr. Pontrelli made a motion to approve sanitizing the pool restrooms twice a day. There was not a second and the motion failed.

Linda Giannini and Joan Fleishman addressed the Board with a suggestion to amend the association documents to prevent a non-homeowner from being a Board Member going forward. The Board Members discussed this matter.

Mr. Pontrelli made a motion to start the procedure in amending the association documents to allow only Boca Winds homeowners to be a Board Member. Mr. Degani seconded this motion, and it was approved with 5 votes in favor and 1 vote (Paul Kelly) abstained.

MANAGEMENT REPORT


(3) NEW REPLACEMENT BENCHES FOR THE TENNIS COURT – Mr. Bouras informed the Board that 3 new benches were installed at the tennis court.

SHOREWIND DRIVE TRASH CAN STATUS – Mr. Bouras informed the Board that trash receptacles were received and assembled. They will be installed in the locations approved by the Trash Can Committee.

One of the Boca Winds homeowners addressed the Board regarding no lighting at the west entrance to the community and suggested installation of a light in the west entrance median. David Degani and Jim Bouras will investigate this.

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 8:02 pm.

Minutes Approved By:



David Degani, Secretary



Date

Richard STACY
Secretary