

**BAY WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL AND BOARD MEMBER MEETING MINUTES**  
**MARCH 16, 2022**

**Board Members**

**Present:** Joseph Bilotti, Daniel Linblom, Paul Pontrelli, Douglas DeLuca and Patricia Skeba

**Board Members**

**Absent:** None

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

The Annual and Board Meeting was called to order at 7:00 pm by Mr. Bilotti. There were approximately 2 Homeowners/Members in attendance at the Annual and Board Meeting.

**SOUTH COUNTY RECLAIMED WATER TRANSMISSION PIPELINE PROJECT** – Linda Culbertson, Communication Specialist, Francine Freitas, Public Information Manager, Daniela Martinat, .Pproject Engineer and Brent Whitfield, Director of Water Resources and Senior Engineer attended the meeting to make a presentation and to answer questions about the South County Reclaimed Water Transmission Pipeline Project.

**ANNOUNCEMENT AND SEATING OF DIRECTORS FROM ASHLEY PARK, BOCA FALLS AND BOCA WINDS** – Mr. Bouras informed the Board that management received appropriate appointments for the communities' representatives to the Bay Winds Board of Directors.

Ashley Park – Daniel Lindblom

Boca Falls – Joseph Bilotti and Patricia Skeba

Boca Winds – Douglas DeLuca and Paul Pontrelli

**ELECTION OF CORPORATE / ASSOCIATION OFFICERS FOR YEAR 2022** –

Mr. Bouras opened nominations for the position of the President. Mr. Pontrelli nominated Joseph Bilotti to be a President. Mrs. Skeba seconded this nomination, and it was unanimously approved by the Board.

Mr. Bouras opened nominations for the position of the Vice President. Mr. Bilotti nominated Paul Pontrelli to be a Vice President. Mr. Lindblom seconded this nomination, and it was unanimously approved by the Board.

Mr. Bouras opened nominations for the position of the Treasurer. Mr. Pontrelli nominated Daniel Lindblom to be a Treasurer. Mr. Bilotti seconded, and the nomination was unanimously approved by the Board.

Mr. Bouras opened nominations for the position of the Secretary. Mr. Pontrelli nominated Doug DeLuca to be a Secretary. Mr. Bilotti seconded, and the nomination was unanimously approved by the Board.

The 2022 Association Officers are:

Joseph Bilotti – President

Paul Pontrelli – Vice-President

Daniel Lindblom – Treasurer

Doug DeLuca – Secretary

Patricia Skeba - Director

**APPOINT REPRESENTATIVE TO THE WEST BOCA COMMUNITY COUNCIL** – Mr. Lindblom made a motion to appoint Paul Pontrelli as a Bay Winds HOA representative to the West Boca Community Council. Mr. Bilotti seconded this motion, and it was unanimously approved by the Board.

**APPROVAL OF BOARD MEETING MINUTES** – The Board reviewed the Meeting Minutes from the November 17, 2021, Board Meeting. Mr. Bilotti made a motion to approve the November 17, 2021, Board Meeting Minutes as written. Mr. Lindblom seconded the motion, and it was approved by the Board with 4 votes in favor and 1 vote abstained. Patricia Skeba was not present at the November 17<sup>th</sup>, 2021 meeting and therefore abstained.

**FINANCIAL** – The Board reviewed the Delinquency Report as of March 8, 2022. One delinquent account was discussed.

Q-003 – Home sold to highest bidder on 01/10/22 for \$787,900.00. Association attorney filed a Motion to Disburse Surplus Funds. Court date is scheduled for 03/21/22 for final decision to disburse. BW HOA should receive a lump sum check for \$15,193.97.

The Board reviewed the February 2022 Balance Sheet and Income and Expense Report. Mr. Bouras stated Bay Winds is in good financial situation, expenses are under budget at this time.

**COMMUNITY LAKES**

**LAKE INSPECTION UPDATE** – Mr. Bouras updated Board Members on the condition of the lakes.

**CONTINUED VEHICLE TIRE DAMAGE TO GRASSED AND LANDSCAPED SWALE AND CENTER MEDIAN AREAS (VANDALISM)**

**CAMERAS AND SIGNS** – Mr. Bouras informed the Board that dummy security cameras and signs were installed along Palmetto Park Rd and Glades Road.

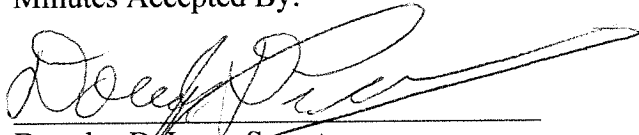
**OLD BUSINESS AND NEW BUSINESS**

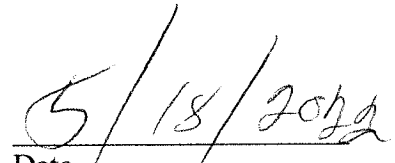
**CURRENT INSURANCE POLICIES REVIEW AND DISCUSSION** – The Board Members discussed the current insurance policies and agreed not to make any changes.

**PALMETTO PARK ROAD FICUS SHRUB REPLACEMENT STATUS** – A Boca Winds homeowner who backs to the lake adjacent to the area where the ficus was replaced, expressed dissatisfaction that they were not notified prior to the hedge removal. The Board Members discussed this matter and agreed to investigate innovative ways of communicating with the community members to avoid the costly postage expenses. Mr. Lindblom suggested using each community websites: Ashley Park, Boca Falls, Boca Winds to post the Bay Winds Meeting Agendas and Meeting Minutes. Management was instructed to send copies of the Bay Winds meeting agendas and approved minutes to the Ashley Park, Boca Falls and Boca Winds Website administrators to be posted on each community website.

*A motion was made and approved to adjourn the Board Meeting at 9:10 pm.*

Minutes Accepted By:

  
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Douglas DeLuca, Secretary

  
\_\_\_\_\_  
Date