

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
NOVEMBER 4, 2021

Board Members

Present: Paul Kelly, Paul Pontrelli, Chuck Sidman, Dominic Potenzini, David Degani, Phil Vatsvog, Alex Kofler (on behalf of Rick Stacey) and Ingrid Johnson (on behalf of Harvey Sigal)

Board Members

Not Present: Rick Stacy and Harvey Segal

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

Mr. Kelly opened the November 4, 2021, 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 October 7, 2021, Board Meeting Minutes were reviewed by the Board. Mr. Potenzini made a motion to approve the October 7, 2021, Board Meeting Minutes as written. Mr. Pontrelli seconded this motion, and the motion was unanimously approved by the Board.

SECURITY – Mr. Stacy was not present at the meeting. Nothing was discussed.

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 November 17th. The 2022 Estimated Operating Budget will be discussed and approved at that meeting with no increase in the quarterly Association assessments.

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

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the latest Committee discussions.

SOCIAL COMMITTEE – Mr. Kelly informed the Board that the Bass Fishing Tournament is scheduled for Saturday, November 13th from 7am until 1pm.

FLORIDA HIGHWAY PATROL OFF-DUTY OFFICER SERVICE – The Board Members discussed the advantages and disadvantages of hiring the Florida Highway Patrol to provide security services for Boca Winds and Ashley Park versus the Palm Beach County Sheriff's Office (PBCSO), who is currently providing security services in the community. It was discussed that the Florida Highway Patrol will provide mainly traffic enforcement, not security and/or emergency services. There was a lengthy discussion regarding what security service would be the best service for Boca Winds and its cost.

Mr. Pontrelli made a motion to continue the community security services with PBCSO. Mr. Potenzini seconded this motion, and it was unanimously approved by the Board.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF SEPTEMBER 30, 2021 – The Board Members reviewed the Delinquency Report as of September 30, 2021. Mr. Valyo noted the majority of the delinquent accounts are due to violation fines and they are not delinquent with their assessment payments.

REVIEW SEPTEMBER 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The September 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.

DISCUSS AND APPROVE THE 2022 ESTIMATED OPERATING BUDGET - Mr. Valyo presented the Board with a 2022 Estimated Operating Budget with a \$12.00 per quarter increase in the Association assessment. Mr. Valyo stated most of the budget increase was due to insurance premium increases and FPL electric service increases.

Mr. Potenzini made a motion to approve the 2022 Estimated Operating Budget with a total expense of \$752,940.00 with quarterly assessments of \$235.00 (\$245.00 in Monterey Bay and Water's Edge Neighborhoods) with a \$12.00 per quarter increase from the 2021 quarterly assessment. Mr. Sidman seconded this motion, and it was unanimously approved by the Board.

OLD BUSINESS

NEW BUSINESS

METAL ROOF REQUEST FROM CARLYLE ESTATES HOMEOWNER – Ryan and Jessica Whelan (Carlyle Estates homeowners) submitted a Modification Request to the Carlyle Estates Committee for approval to install a metal roof. The Carlyle Estates Committee approved the metal roof Request, and the Request now needs Board approval because metal roofs are not currently an approved roof surface, and the Design Standards will need to be changed to add metal roof specifications. The Board Members discussed the possibility of allowing metal roofs in the community and agreed that strict standards need to be set for metal roof installation specifications.

Mr. Potenzini made a motion to tentatively approve the installation of the Whelan's metal roof Request in Boca Winds subject to metal roof installation specifications and conditions that will be established by the Board and included in the Design Standards Manual. Mr. Sidman seconded this motion, and it was unanimously approved by the Board.

TOWN HALL HOLIDAY LIGHTS AND SNOWFLAKE PROPOSED BY PAUL KELLY –

The Board Members discussed this matter. *Mr. Sidman made a motion to approve installation of holiday lights and a snowflake on the front of Town Hall at a cost of \$425.00. Mr. Potenzini seconded this motion, and it was unanimously approved by the Board.*

MANAGEMENT REPORT

NOTICE OF INTENT TO FILE SUIT – TRIP AND FALL – Mr. Valyo informed the Board about a notice of an intent to file suit/request for evidence pertaining to an alleged trip & fall.

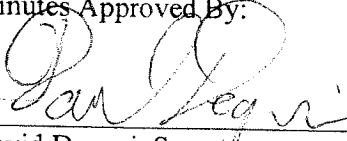
TREE TRIMMING STATUS - Mr. Bouras reported that the annual tree trimming in Boca Winds has been completed.

Mr. Kelly informed the Board that he is selling his house in Boca Winds and as of November 19th will no longer be a homeowner in Boca Winds. Paul Kelly would like to retain his position as a Board Member and the Board President. The Board Members discussed if a non-homeowner can be a Board Member. Mr. Valyo stated the Association governing documents and State Statutes are silent regarding this matter. The Board will discuss this matter at the next Board Meeting in December.

The Board Members discussed golf carts in the community. It was suggested to check with the Sheriff's office to inquire if they are willing to come to Boca Winds to do a certification of the golf carts and to assist golf cart owners to register their golf carts. The Board will discuss this issue further at future Board Meetings.

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 9:36 pm.

Minutes Approved By:



David Degani, Secretary

12-2-21

Date