

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
JULY 9, 2020

Board Members

Present: Paul Pontrelli, Gina Gastaldi, Chuck Sidman, David Degani, Rick Stacy, Harvey Segal, Dominic Potenzini and Paul Kelly

Board Members

Not Present: None

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

Mr. Pontrelli opened the July 9, 2020 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately nine (9) Homeowners in attendance.

MINUTES - The May 20, 2020 Board Meeting Minutes were reviewed by the Board. *Mr. Kelly made a motion to approve the May 20, 2020 Board Meeting Minutes as written. Mr. Potenzini seconded this motion and the motion was unanimously approved by the Board.*

SECURITY – The Board Members discussed security and vehicle speeding control in the community. The Board Members also discussed the possible effects of speed humps’ on reducing speeding violations in the community. Mr. Stacy requested that all contract deputies reporting to Boca Winds for contract patrol duty have a radar gun and to issue citations for speeding violations in the community. Paul Pontrelli will follow up with PBSO and report further findings at the next Board Meeting.

WEBSITE/FACEBOOK – There was a lengthy discussion regarding communication between the Board and the residents of the community. The Board Members discussed and approved creation of the Boca Winds Web Page where homeowners will be able to contact their ARC representatives directly by e-mail. The Board will prepare a letter encouraging residents to contact their ARC representatives and management by using this new contact Web Page instead of complaining about issues and disputes on social media platforms.

BAY WINDS BOARD OF DIRECTORS – No discussion.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board Members on the current and future WBCC discussions, projects and meetings.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

OLD BUSINESS

RE-VISIT OPTION OF INSTALLATION COUNTY FUNDED SPEED HUMPS ON SHOREWIND DRIVE (DEGANI) – Mr. Bouras informed the Board that Palm Beach County will be able to install 2 county funded speed humps on Shorewind Drive. The Board Members discussed this matter and the traffic and vehicle speeding situation at the entrance to the Heritage Square Neighborhood. *Mr. Kelly made a motion to table the speed hump discussion until Mr. Pontrelli discusses this issue further with the Palm Beach County Sheriff's office regarding contract deputies issuing speeding tickets. Mr. Stacy seconded this motion and it was approved by the Board with 5 votes in favor.*

NEW BUSINESS

REVIEW QUOTES FOR SOLAR POWERED SPEED CHECKING SIGN/RADAR ON SHOREWIND DRIVE (DEGANI) – The Board Members reviewed quotes for the installation of a solar powered speed checking device on Shorewind Drive and discussed this matter. No decision was made.

REVIEW YARD SIGN GUIDELINE FOR POSSIBLE MODIFICATION TO ALLOW CELEBRATORY SIGNS (SIDMAN) – Mr. Sidman proposed to change the yard sign guideline to allow celebratory signs (birthdays, anniversaries, graduation and retirement) to be displayed by the Boca Winds homeowners. The Board Members discussed the signs' size, number of signs and length of time that signs can be displayed at the property. Management will prepare new guideline wording to reflect the changes that were discussed at the Board Meeting and will present the new guideline to the Board for review and approval at the next Board Meeting.

MANAGEMENT REPORT

DISCUSS TOWN HALL DOCK RESTORATION QUOTES – The Board Members reviewed and discussed 4 different proposals for the Town Hall dock restoration. *Mr. Kelly made a motion to approve Docks & More Construction proposal for the dock restoration with composite decking material for \$16,000 (plus permits and engineering drawings). Mr. Potenzini seconded this motion and it was unanimously approved by the Board.*

PROPOSED LAKE MAINTENANCE EASEMENT NOTICE – The Board Members discussed a proposed letter drafted by the association attorney regarding landscaping planted in the Bay Winds lake maintenance easement and Lake Tract. This letter informs the Boca Winds residents that existing healthy landscaping in the lake maintenance easement may remain undisturbed unless the homeowner neglects the maintenance. Dead landscaping must be removed and not be replaced. No further coconut palms may be installed anywhere in Boca Winds. *Mr. Stacy made a motion to approve sending a "Landscaping Planted in the B. W. Homeowners Association Lake Maintenance Easement Areas" letter as written by the association attorney to the Boca Winds homeowners. Mr. Potenzini seconded this motion and it was unanimously approved by the Board.*

REVIEW LAND CLEARING QUOTES (KELLY) – Mr. Bouras presented 3 quotes for the landscape clearing behind Elmford Lane. This landscape clearing was prompted by the homeowner at 12931 Elmford Lane complaining that Brazilian Pepper is very close to her property and will soon encroach it. The Board Members discussed this matter. *Mrs. Gastaldi made a motion to approve Treecycle Land Clearing proposal for \$4,300.00 to mow the existing Brazilian Pepper flush to the ground and treat stumps with a herbicide called Garlon. Mr. Kelly seconded the motion and it was unanimously approved by the Board.*

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF JUNE 30, 2020 – The Board Members reviewed the Delinquency Report as of June 30, 2020. A few delinquent accounts were discussed.

D1-79 – Possible short sale. Nothing can be done until September 1st, 2020.

G-025 - Mortgage foreclosure.

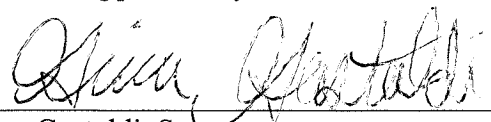
G-065 –The Board will make a decision regarding possible association foreclosure at the next Board Meeting.

V-016 – Bankruptcy. Notice of chapter 13 filed on 3/24/20. Payment received for January, April and July 2020.

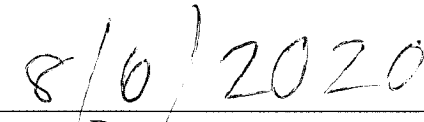
REVIEW MAY 2020 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The May 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Bouras stated the association is in good and stable financial condition.

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 8:25 pm.

Minutes Approved By:



Gina Gastaldi, Secretary



Date