

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
AUGUST 6, 2026
TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL JUNE 4, 2026, BOARD MEETING MINUTES
- III. REPORTS

	CONTACT/LIAISON
A) SECURITY REPORT	DAVID DEGANI
B) WEBSITE	PHIL VATSVOG
C) B.W. BOARD OF DIRECTORS	JAY KELLER
D) WEST BOCA COMMUNITY COUNCIL	PAUL PONTRELLI
E) CAPITAL IMPROVEMENTS	JIM BOURAS
F) ROADWAY SAFETY COMMITTEE	DAVID DEGANI
G) BEAUTIFICATION COMMITTEE	PHIL VATSVOG

 - 1. EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS PROJECT UPDATE
- IV. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF JULY 30, 2026
 - B) REVIEW JUNE 2026 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
 - C) REVISIT ASSOCIATION LATE FEE/COLLECTION POLICY
- V. OLD BUSINESS
 - A) DISCUSS AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS AND BUYERS
 - B) WEST POOL PERGOLAS PROJECT UPDATE
 - C) WEST POOL DECK RESURFACING UPDATE
 - E) REVIEW QUOTES FOR PICKLEBALL COURTS AND NEW LIGHTING
- VI. NEW BUSINESS
 - A) REVIEW QUOTES FOR THE PURCHASE OR LEASE OF A NEW JANITORIAL/ UTILITY GOLF CART FOR PROPERTY MAINTENANCE AND APPROVE ONE
 - B) REVIEW LEGAL REPRESENTATION AGREEMENTS FOR CHANGING BOCA WINDS HOA ATTORNEY
 - C) REVIEW QUOTES TO INSTALL SOD IN BUSHES BEDS TO MINIMIZE THEM – SAME AS 2025
- VII. BOARD MEETING ADJOURNMENT