BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
NOVEMBER 5, 2026
TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

I. VERIFY QUORUM AND CALL MEETING TO ORDER

II. REVIEW FOR APPROVAL OCTOBER 1, 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 OCTOBER 30, 2026
- B) REVIEW SEPTEMBER 2026 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
- C) REVIEW FOR APPROVAL, THE PROPOSED 2027 ESTIMATED OPERATING BUDGET (REVIEWED AND RECOMMENDED BY THE BUDGET COMMITTEE)

V. OLD BUSINESS

- A) REVIEW AND DISCUSS ATTORNEY RESPONSES TO BOARD MEMBERS REGARDING AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS AND BUYERS
- B) DISCUSS PRIVATE SECURITY VS. PBSO FOR 2027

VI. NEW BUSINESS

- A) HOA/COLLECTIONS ATTORNEY $8,560.72 INVOICE TO ASSOCIATION TRIGGED BY HOMEOWNER BANKRUPTCY
- B) PRE-FORECLOSURE PROPERTY NEEDING HOA FUNDED LANDSCAPE MAINTANANCE AGAIN
- C) DISCUSS REPLACING TENNIS COURTS LIGHTS AND POLES
- D) DISCUSS UPDATING INTERIOR OF TOWN HALL AND PAINTING INTERIOR AND EXTERIOR
- E) DISCUSS TRANSFERRING BOCA WINDS LAKE OWNERSHIP TO B.W.
- F) NEIGHBORHOOD HOUSE PARTY AND DISTURBANCE THAT RESULTED

VII. BOARD MEETING ADJOURNMENT