

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
AUGUST 5, 2021

Board Members

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

Board Members

Not Present: None

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

Mr. Kelly opened the August 5, 2021 Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately (5) Homeowners in attendance.

MINUTES - The June 3, 2021 Board Meeting Minutes were reviewed by the Board.
Mr. Potenzini made a motion to approve the June 3, 2021 Board Meeting Minutes as written.
Mr. Pontrelli seconded this motion, and the motion was unanimously approved by the Board.

SECURITY – Mr. Stacy updated the Board on security and traffic issues in the community and reported there were numerous written warnings and approximately 20 citations issued by the contract Deputies, mostly for speeding.

WEBSITE/FACEBOOK – Nothing new to discuss.

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that a Palm Beach County Water Utilities representative will be coming to the September BW Board Meeting with a presentation regarding the Reclaimed Water Project.

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 Road Safety Committee discussions and noted that the situation with vehicle speeding along Shorewind Drive is improving.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF JUNE 30, 2021 – The Board Members reviewed the Delinquency Report as of June 30, 2021. Mr. Bouras noted the majority of the delinquent accounts are for violation fines and these accounts are not delinquent with their assessment payments.

V-016 – Payment plan is in place: \$500 initial payment and \$300 monthly payments until the account is current.

REVIEW JUNE 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The June 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Bouras stated the association is in good and stable financial condition. Expenses are currently under budget.

OLD BUSINESS

REQUEST FOR TRASH CAN(S) ALONG SHOREWIND DRIVE – The Board Members reviewed and discussed the presented trash can purchase, installation and service estimates. *Mr. Potenzini made a motion to approve the purchase and installation of three (3) 32-gallon recycled plastic trash receptacles with plastic liner, rolled rain bonnet lid and inground mount. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.*

Mr. Degani made a motion to approve a cost of \$5 per trash can (total of \$15.00 per week) weekly trash can service fee. Mr. Sidman seconded this motion, and it was unanimously approved by the Board.

NEW BUSINESS

SOCIAL COMMITTEE AND SCHEDULED ACTIVITIES – Mr. Kelly informed the Board that a new Boca Winds Social Committee was formed. The new Committee Members introduced themselves. David Sweet explained the mission of the Social Committee and informed the Board about the recent Food Truck event and future projects and events. *Mr. Pontrelli made a motion to approve a new Boca Winds Social Committee. Mr. Vatsvog seconded this motion, and it was unanimously approved by the Board.*

PROFESSIONAL INSTRUCTOR AT TENNIS COURTS GIVING LESSONS – Mr. Bouras informed the Board about complaints management received from several homeowners regarding the tennis instructor who gives private lessons at the community tennis court. The Board Members discussed this matter in length and agreed to create a committee that will investigate this situation and prepare parameters for tennis instructors. Mr. Degani also suggested discussing this matter at the Neighborhood Committee meetings and report back to the Board at the next Board Meeting.

LEGISLATIVE UPDATE OF NEW COMMUNITY ASSOCIATION STATUTES FOLLOW UP – Nothing new to discuss.

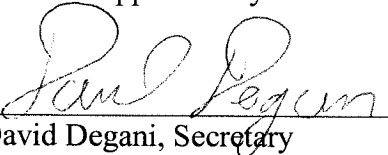
Mr. Vatsvog shared with the Board Members information about future AT&T fiber-optic cable installation in the Boca Winds area.

MANAGEMENT REPORT

FPL STREET LIGHTS REPORTED AND REPAIRED – Mr. Bouras informed the Board that all the inoperable streetlights are being reported to FPL on a regular basis.

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 8:35 pm.

Minutes Approved By:



David Degani, Secretary

9-2-21

Date