

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.

NOVEMBER 6, 2025

TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL OCTOBER, 2 2025 BOARD MEETING MINUTES
- III.

<u>REPORTS</u>	<u>CONTACT/LIAISON</u>
A) SECURITY REPORT	TBD
B) WEBSITE	PHIL VATSVOG
C) B.W. BOARD OF DIRECTORS	TBD
D) WEST BOCA COMMUNITY COUNCIL	PAUL PONTRELLI
E) CAPITAL IMPROVEMENTS	JIM BOURAS
1) WEST POOL BATHROOMS AND BUILDING REFURBISHMENT UPDATE	
2) WEST POOL DECK CABANA REPLACEMENT WITH PERGOLAS STATUS	
F) ROADWAY SAFETY COMMITTEE	DAVID DEGANI
G) BEAUTIFICATION COMMITTEE	PHIL VATSVOG
- IV. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF OCTOBER 29, 2025
 - B) SEPTEMBER 2025 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
 - C) FINAL 2024 AUDIT AND TAX RETURN COMPLETED AND FORWARDED TO BOARD MEMBERS
 - D) REVIEW FOR APPROVAL, THE PROPOSED 2026 ESTIMATED OPERATING BUDGET (REVIEWED AND RECOMMENDED BY THE BUDGET COMMITTEE)
- V. OLD BUSINESS
 - A) INSTALLATION OF SOD IN LIEU OF MULCH UPDATE
 - B) QR CODE SIGNS FOR EMAIL SIGN UP UPDATE
 - C) TENNIS COURT PATRONS PARKING ON APRON AND PALM BEACH COUNTY ROADS AND BRIDGES RESPONSE
- VI. NEW BUSINESS
 - A) HOA ATTORNEY RECOMMENDS CHANGE OF REGISTERED AGENT FROM MANAGEMENT TO ATTORNEY
 - B)
- VII. RESIDENT Q&A
- VIII. BOARD MEETING ADJOURNMENT