

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
MARCH 5, 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

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

Mr. Pontrelli opened the March 5, 2020 Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately ten (10) Homeowners in attendance.

MINUTES - The February 6, 2020 Board Meeting Minutes were reviewed by the Board. *Mr. Kelly made a motion to approve the February 6, 2020 Board Meeting Minutes as written. Mr. Potenzini seconded this motion and the motion was unanimously approved by the Board.*

Mr. Kelly informed the Board that the Fishing Tournament was very successful. There was a lot of positive feedback from homeowners after this community event. The Board thanked Paul Kelly for organizing the Fishing Tournament.

SECURITY – Mr. Pontrelli updated the Board Members on security in Boca Winds and read some of the contract Deputies' daily reports. There was a discussion regarding issuing written warnings versus citations for speeding violations. It was noted that in order to issue a speeding citation the on-duty contract Deputy needs to have a speed radar gun and a majority of the contract Deputies do not have radar guns while on duty in Boca Winds. Management will contact the Palm Beach County Sheriff's Office regarding this matter and will request that all contract Deputies have all necessary equipment for issuing speeding citations.

WEBSITE/FACEBOOK – Mr. Bouras informed the Board that Phil Vatsvog, a Regency Place homeowner, has created a new Boca Winds Web Site. Mr. Vatsvog demonstrated this new Web Site to the Board Members and answered questions from the Board.

BAY WINDS BOARD OF DIRECTORS – Nothing new to discuss.

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

CAPITAL IMPROVEMENTS – Discussed later in Clubhouse Kitchen Refurbishing.

OLD BUSINESS

SHOREWIND DRIVE – COUNTY SPEED HUMP EVALUATION – The Board Members discussed this matter and agreed to resort to stricter speed enforcement vs. speed hump

installation. There was a suggestion to install an electronic sign showing the speed of each passing vehicle in an attempt to make drivers aware of how fast they are traveling. The Board will discuss installation of electronic signs at the next Board Meeting.

Mr. Segal addressed the Board regarding numerous vehicles parked on the Monterey Bay streets overnight and requested contract deputies to patrol Monterey Bay at night and issue parking violation warnings and tickets. There was a lengthy discussion regarding parking on the public roads/streets and private roads (Monterey Bay and Water's Edge Neighborhoods) within Boca Winds. It was noted that a majority of the streets in Boca Winds are county/public roads and the Board does not have any authority with these county/public roads. There was a suggestion to install a sign regulating parking on a certain side of the road on a certain day of the week. This sign cannot be installed on the public roads, but private road neighborhoods may look into this. Mr. Segal responded that Monterey Bay is not interested in installing more signage. Mr. Stacy will discuss this matter at the next Waters Edge ARC Meeting.

NEW BUSINESS

LEGAL POSITION REGARDING CHANGES IN EXTERIOR ALTERATIONS – Mr. Pontrelli informed the Board that this matter arises from the recent Waterways ARC approval of a front yard coach light post that looks different from the light posts originally installed by the builder in Waterways. The majority of the Waterways Committee Members agreed that this new type of light post is an improvement, the change is harmonious within the Neighborhood and approved the light post to be installed on one of the front yards in Waterways. Mr. Hertz, a Waterways ARC Member argued that there are significant changes that are being approved by the Waterways Architectural Review Committee that destroy the consistency and uniformity within the Waterways Neighborhood. Mr. Hertz pointed out that from a legal point of view only an architect, an expert in the industry, can make a decision what is harmonious and what is not. Mr. Hertz recommended the Association locate and hire an architect who would review the guidelines for each Boca Winds Neighborhood and make a recommendation on what changes are appropriate/harmonious and what are not. Mr. Hertz warned the Board that by allowing these changes the Board opens the Association for a potential law suit. The Board Members discussed this matter and agreed that nothing needs to be done at this time.

MANAGEMENT REPORT

DISCUSS CHANGE/CORRECTION TO ARC GUIDELINES – Mrs. Gastaldi made a motion to remove “flat cement roof tile” from roof tile types approved in the Waterways Neighborhood and allow only “S” shaped/barrel roof tile. Mr. Stacy seconded this motion and it was approved with 5 votes in favor and 3 votes (Dominic Potenzini, David Degani and Paul Kelly) opposed.

CARLYLE/ HAMPTON SPEED LIMIT SIGNS

CLUBHOUSE KITCHEN REFURBISHING – Mr. Bouras presented 3 proposals for the kitchen refurbishing project and pictures of suggested new kitchen appliances. The Board Members discussed the proposals presented. Mrs. Gastaldi made a motion to accept Best Value Kitchen Refacing & More proposal for \$9,900 and to approve the purchase of a new refrigerator

and microwave at best value. Mr. Kelly seconded this proposal and it was approved with 6 votes in favor and 2 votes (David Degani and Harvey Segal) opposed.

The Board Members approved gray color kitchen cabinet doors and white quarts countertop and backsplash.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF FEBRUARY 25, 2020 – Mr. Valyo informed the Board that according to the association attorney it is not illegal in Florida to make the names of delinquent accounts public to the Members, but since the Board Meeting Minutes are placed on the Web Site the attorney recommended not to use names. Following this suggestion, no names, but lot numbers will be used in the Minutes to identify the delinquent accounts.

The Board Members reviewed the Delinquency Report as of February 25, 2020. A few delinquent accounts were discussed.

D2-79 - Mortgage foreclosure.

V-016 - Mortgage foreclosure.

G-025 - Mortgage foreclosure.

G-065 – No response from the homeowner after a copy of foreclosure lawsuit was sent. The Board will make a decision regarding possible association foreclosure at the next Board Meeting.


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

Mr. Pontrelli reminded the Board and confirmed that at the next Bay Winds Board Meeting Boca Winds representatives will be voting against the fountain installation in the Boca Winds lakes.

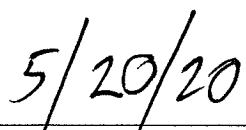
Mr. Potenzini made a motion to decommission the current Boca Winds Web Site and to make the new web site operational. Mrs. Gastaldi seconded this motion and it was unanimously approved by the Board.

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 8:52 pm.

Minutes Approved By:



Gina Gastaldi, Secretary



Date