

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 6, 2021

Board Members

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

Board Members

Not Present: Phil Vatsvog

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

Mr. Kelly opened the May 6th, 2021 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately three (3) Homeowners in attendance.

MINUTES - The April 1, 2021 Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the April 1, 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 expressed his concerns that deputies continue avoiding writing speeding tickets and do not log enough mileage driving around community. Mr. Stacy stated Boca Winds is not getting the service that it is paying for. The Board Members discussed this matter.

WEBSITE/FACEBOOK – Nothing to discuss.

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that there was a discussion at the last Bay Winds Board meeting regarding the installation of fountains in the lakes– one in each sub association - Ashley Park, Boca Falls and Boca Winds. It was noted that this is an expensive project, and the Boca Winds and Ashley Park representatives did not support this idea.

Mr. Bouras informed the Board that the fish stocking turned out to be a successful event. This year Bluegill, Tilapia, Shiners and Gambusia were stocked in the community lakes.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board on the latest WBCC ZOOM meeting discussions.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani updated the Board on the Road Safety Committee discussions. Mr. Degani also informed the Board that Committee Members approved sending a letter regarding golf cart use and mirror parking to all the Boca Winds residents. The Board Members discussed this matter.

Mr. Potenzini made a motion to approve the association attorney preparing a letter regarding golf cart use and mirror parking in the community to be sent to all Boca Winds residents. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.

Mr. Sidman requested management to contact the county to remove the 30 mph speed limit signs from Hampton Park.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF MARCH 31, 2021 – The Board Members reviewed the Delinquency Report as of March 31, 2021. A few delinquent accounts were discussed.

G-025 – Short sale of the property was successful. Boca Winds will receive a check for \$6,500.

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

REVIEW MARCH 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The March 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition.

OLD BUSINESS

REQUEST FOR PET WASTE STATIONS / TRASH CAN(S) ALONG SHOREWIND DRIVE

Mr. Stacy addressed the Board with an analysis of the pet waste stations or trash can installation and maintenance proposals. The Board Members discussed this matter in length. It was decided to postpone deciding until next Board Meeting to allow all the Neighborhood Committees to discuss this matter at their meetings.

NEW BUSINESS - Mr. Potenzini suggested re-striping of the parking lots at the west pool and town hall.

Mr. Bouras addressed the Board regarding wild hogs roaming in the community and damaging common area landscaping. The Board Members discussed this matter.

MANAGEMENT REPORT

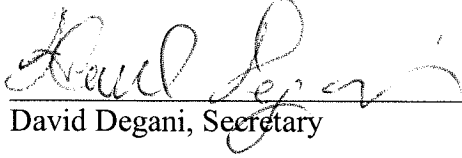
TOWN HALL BEEHIVE REMOVAL – Mr. Bouras informed the Board that the beehive at Town Hall was removed by a professional. The area where the beehive was removed was painted to match the existing paint colors.

MONTEREY BAY CONCRETE VALLEY GUTTER REPAIR UPDATE – Mr. Bouras informed the Board that this work is now complete.

TENNIS COURT FENCE REPAIR UPDATE – Mr. Bouras informed the Board that a few fence posts at the tennis court fence must be replaced due to rust. This work is delayed due to the shortage of the chain link fence material.

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 7:31 pm.

Minutes Approved By:



David Degani, Secretary

Date