

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES
MARCH 3, 2022

Board Members

Present: Paul Pontrelli, Chuck Sidman, David Degani, Phil Vatsvog, Dominic Potenzini, Rick Stacy & Richard Waxman

Board Members

Not Present: Harvey Segal

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

Mr. Pontrelli opened the March 3, 2022, Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 10 Homeowners in attendance.

MINUTES - The February 3, 2022, Board Meeting Minutes were reviewed by the Board. *Mr. Potenzini made a motion to approve the February 3, 2022, Board Meeting Minutes as written. Mr. Stacy 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.

WEBSITE – Nothing new to discuss.

BAY WINDS BOARD OF DIRECTORS – Nothing new to discuss.

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

CAPITAL IMPROVEMENTS – Mr. Bouras informed the Board the Capital Improvement Reserve Fund has a balance of \$210,000 and should have about \$250,000 by the end of the year. Mr. Bouras proposed to form a committee at that time to begin planning and collecting proposals for the next capital improvement project. The Board Members discussed this matter.

ROAD SAFETY COMMITTEE – Mr. Degani informed the Board the center median up lights at the west entrance and the up lights behind the west entrance sign were replaced. Mr. Degani is in contact with a Palm Beach County representative regarding the possibility of additional speed limit sign installations on Palmetto Park Road.

SOCIAL COMMITTEE – Nothing to discuss.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF FEBRUARY 23, 2022 – The Board Members reviewed the Delinquency Report as of February 23, 2022.

Mr. Bouras noted that most of the delinquent accounts are due to violations fines and they are not delinquent with their association assessment payments.

REVIEW JANUARY 2022 BALANCE SHEET AND INCOME AND EXPENSE REPORTS –

The January 2022 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Bouras stated the association is in good and stable financial condition with expenses currently under budget.

OLD BUSINESS

PICKLEBALL STRIPING – RICK STACY – Mr. Stacy addressed the Board regarding the possibility of re-striping one of the community tennis courts to accommodate pickleball players and informed the Board that the Water’s Edge ARC members support this idea. The Board Members discussed this matter. Mr. Degani informed the Board that Heritage Square ARC is not in support of this idea because this would put additional pressure on the use of the tennis courts. The Board Members also discussed the current tennis instructor’s regulations that were approved by the Board. A homeowner alleged that the tennis instructor who was approved by the Board to give private lessons at the tennis court does not always follow the rules and monopolizes the court for his private lessons. Chuck Sidman will discuss this matter with the tennis instructor. Mr. Bouras informed the Board that management is aware that the tennis court gate is broken. It can’t be repaired and must be replaced. A new replacement gate is on order.

HOLIDAY LIGHTS SMALL CLAIMS COURT STATUS – Mr. Pontrelli informed the Board about the charges associated with this claim: \$300 fee payable to Palm Beach County to file the claim, \$10 fee per defendant and \$40 fee payable to the Sheriff’s Office to deliver the notice. *Mr. Stacy made a motion to proceed with a claim at the small claims court. Mr. Vatsvog seconded this motion, and it was approved by the Board with 4 votes in favor and 2 votes opposed.*

METAL ROOF ADDITION TO DESIGN STANDARDS MANUAL

NEED DECISION FROM 3 NEIGHBORHOODS (HERITAGE SQUARE, REGENCY PLACE AND MONTEREY BAY) – Mr. Degani informed the Board that Heritage Square ARC approved installation of metal roofs. Mr. Vatsvog stated that Regency Place ARC also approved installation of metal roofs. Mr. Waxman stated that Baybury ARC also approved installation of metal roofs. There is still no decision from the Monterey Bay ARC. At this time only Waterways ARC has denied metal roofs in their Neighborhood.

PROPOSED AMENDMENT TO THE BYLAWS – The Board Members reviewed the proposed Amendment and discussed this matter. Mr. Bouras informed the Board that 2/3 of the Board Members must approve to present the Amendment to the Membership for voting. The proposed Amendment must receive at least 51% of the Membership “yes” vote to be approved.

Mr. Potenzini made a motion to move forward with the proposed Amendment and present it to the Membership for a vote. Mr. Stacy seconded this motion, and it was unanimously approved by the Board.

MANAGEMENT REPORT

TENNIS COURT GATE REPLACEMENT – This matter was discussed earlier.

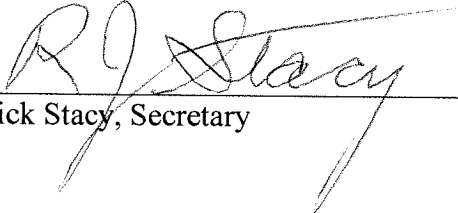
BROKEN POOL LADDER AT WEST POOL – Mr. Bouras informed the Board that the pool ladder is broken at the west pool. Management is working on a replacement.

WEST ENTRANCE CENTER MEDIAN LIGHTING STATUS – This issue was discussed earlier.

One of the Regency Place homeowners addressed the Board regarding a violation letter received regarding weeds in the front yard. The Board Members discussed this matter. Mr. Bouras explained that this property front yard has only weeds and no grass. New sod needs to be installed and if the homeowner needs more time to resolve this issue an extension can be requested.

Mr. Potenzini made a motion to adjourn the Meeting. The motion was seconded by Mr. Stacy and unanimously approved by the Board. The Board Meeting was adjourned at 9:08 pm.

Minutes Approved By:



Rick Stacy, Secretary

Date 4/7/22