

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
FEBRUARY 5, 2026
TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL JANUARY 8, 2026 ANNUAL AND BOARD MEETING MINUTES
- III. OLD BUSINESS
 - A) AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
 1. HOA ATTORNEY REED TO ATTEND THIS MEETING VIRTUALLY TO EXPLAIN PROPOSED AMENDMENTS AND ANSWER QUESTIONS
 2. DISCUSS ADDING PROSPECTIVE BUYERS ALSO TO THE AMENDMENT
 - B) JANITORIAL GOLF CART STOLEN FROM BOCA WINDS AND CRASHED. DISCUSS ATTORNEY OPINION EMAIL
 - C) WEST POOL HOUSE ROOF REPLACEMENT STATUS
 - D) REVIEW WEST POOL CABANAS REPLACEMENT QUOTES AND APPROVE ONE
 - E) REVIEW TENNIS COURT PARKING LOT QUOTES(S)
 - F) REVIEW RESURFACE TOWN HALL WADER POOL AND MAIN POOL QUOTES AND APPROVE ONE
- IV. NEW BUSINESS
- IV. **REPORTS** **CONTACT/LIAISON**
 - A) SECURITY REPORT DAVID DEGANI
 - B) WEBSITE PHIL VATSVOG
 - C) B.W. BOARD OF DIRECTORS JAY KELLER
 - D) WEST BOCA COMMUNITY COUNCIL PAUL PONTRELLI
 - E) CAPITAL IMPROVEMENTS JIM BOURAS
 - F) ROADWAY SAFETY COMMITTEE DAVID DEGANI
 - G) BEAUTIFICATION COMMITTEE PHIL VATSVOG
 - 1. EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS UPDATE
- V. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF JANUARY 27, 2026
 - B) REVIEW DECEMBER 2025 BALANCE SHEET AND INCOME AND EXPENSE REPORTS.
 - C) HOMEOWNER REQUESTING PAYMENT PLAN VIA HOA ATTORNEY
- VI. BOARD MEETING ADJOURNMENT