

**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. 

<b><u>REPORTS</u></b> <ul style="list-style-type: none"><li>A) SECURITY REPORT</li><li>B) WEBSITE</li><li>C) B.W. BOARD OF DIRECTORS</li><li>D) WEST BOCA COMMUNITY COUNCIL</li><li>E) CAPITAL IMPROVEMENTS</li><li>F) ROADWAY SAFETY COMMITTEE</li><li>G) BEAUTIFICATION COMMITTEE<ul style="list-style-type: none"><li>1. EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS UPDATE</li></ul></li></ul>	<b><u>CONTACT/LIAISON</u></b> <ul style="list-style-type: none"><li>DAVID DEGANI</li><li>PHIL VATSVOG</li><li>JAY KELLER</li><li>PAUL PONTRELLI</li><li>JIM BOURAS</li><li>DAVID DEGANI</li><li>PHIL VATSVOG</li></ul>
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- 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