

**BOCA WINDS HOMEOWNER ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**December 3, 2020**

**Board Members**

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

**Board Members**

**Absent:** None

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

The Annual Meeting was called to order at 7:00 pm by current Board President Paul Pontrelli. Mr. Pontrelli welcomed all Association Members present at the Annual Meeting.

ANNOUNCE AND SEAT THE BOARD OF DIRECTORS FOR 2021 (SEE LIST OF 2021 COMMITTEE MEMBERS) - Mr. Bouras announced that current Board Member Gina Gastaldi representing Regency Place has resigned and introduced a new Regency Place elected representative on the Board - Phil Vatsvog. The 2021 Board of Directors as elected by the eight Boca Winds Neighborhood Committees are as follows:

Paul Kelly	Representing Baybury
Dominic Potenzini	Representing Carlyle Estates
Chuck Sidman	Representing Hampton Park
David Degani	Representing Heritage Square
Harvey Segal	Representing Monterey Bay
Phil Vatsvog	Representing Regency Place
Rick Stacy	Representing Water's Edge
Paul Pontrelli	Representing Waterways

ELECT ASSOCIATION OFFICERS - Mr. Bouras opened nominations for the position of President.

*Mr. Stacy nominated Paul Kelly for President. Mr. Degani nominated Paul Pontrelli for President. The Board Members voted by secret ballot. There were 4 votes for Paul Kelly and 4 votes for Paul Pontrelli – a tie vote.*

Member Allen Hertz addressed the Board expressing his concern about the validity of the election of Paul Pontrelli as the Waterways Neighborhood representative. Mr. Hertz stated there was no face-to-face Waterways Neighborhood Committee meeting and no face-to-face voting. Mr. Pontrelli explained that majority of the Waterways Neighborhood Committee Members agreed to conduct business virtually due to the COVID-19 pandemic situation.

Mr. Pontrelli explained he was nominated by one of the Committee Members and approved by the majority (3 out of 5) of the Committee Members.

The Board Members discussed this matter and decided to vote again (by another secret vote).

*Mr. Kelly received 5 votes and was elected as President. Mr. Pontrelli stated he changed his vote for President to Paul Kelly to allow Mr. Kelly to have this position for 2021.*

Mr. Kelly thanked the Board Members for their trust and thanked Paul Pontrelli for his dedication and his hard work during his many years serving on the Boca Winds Board of Directors as President and Director.

Mr. Bouras opened nominations for the position of Vice President.

*Mr. Potenzini nominated David Degani as Vice President. Mr. Pontrelli seconded this nomination. Mr. Kelly nominated Paul Pontrelli as Vice President. Mr. Sidman seconded this nomination. David Degani declined his nomination. Paul Pontrelli was unanimously approved by the Board as Vice President.*

Mr. Bouras opened nominations for the position of Secretary.

*Mr. Potenzini nominated David Degani as Secretary. Mr. Pontrelli seconded this nomination, and it was unanimously approved by the Board.*

Mr. Bouras opened nominations for the position of Treasurer.

*Mr. Pontrelli nominated Dominic Potenzini as Treasurer. Mr. Segal seconded this nomination, and it was unanimously approved by the Board.*

All Board Officers accepted their positions.

The 2021 Board Officers are:

President – Paul Kelly

Vice President – Paul Pontrelli

Secretary – David Degani

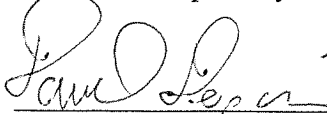
Treasurer – Dominic Potenzini

APPOINT TWO MEMBERS TO THE BW BOARD OF DIRECTORS - *Mr. Potenzini made a motion to re-appoint Paul Pontrelli and Doug Deluca to represent Boca Winds on the Bay Winds Board of Directors. Mr. Stacy seconded the motion, and it was unanimously approved by the Board.*

NEW BUSINESS/OPEN DISCUSSION – Nothing to discuss.

The Annual Meeting was adjourned at 6:31 pm.

Minutes Accepted By:

  
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David Degani, Secretary

1-7-2021  
Date