

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

Board Members

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

Board Members

Not Present: None

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

Mr. Valyo opened the February 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.

Mr. Valyo informed the Board that Richard Waxman was elected by the Baybury Neighborhood Committee to replace Paul Kelly as Chairperson and welcomed Mr. Waxman to the Board.

Mr. Valyo informed the Board that a new Board President needs to be elected at today's meeting and opened nominations for Board President. Mr. Waxman nominated Paul Pontrelli to be President. Mr. Degani seconded this nomination. Mr. Degani made a motion to close the nominations. Mr. Sidman seconded. Paul Pontrelli was unanimously elected as the Board President.

Mr. Valyo opened the nominations for the position of Vice President. Mr. Pontrelli nominated David Degani for the position of Vice President. Mr. Stacy seconded. Mr. Sidman nominated Rick Stacy for the position of Vice President. Mr. Potenzini seconded. Mr. Potenzini made a motion to close the nominations. The Board Members voted, and David Degani was elected as Vice President.

Mr. Valyo opened nominations for the position of Secretary. Mr. Potenzini nominated Rick Stacy as the Board Secretary. Mr. Degani seconded. Rick Stacy was elected as the Board Secretary.

Dominic Potenzini remains Treasurer, elected at the December Annual Meeting.

MINUTES - The January 6, 2022, Board Meeting Minutes were reviewed by the Board. *Mr. Potenzini made a motion to approve the January 6, 2022, Board Meeting Minutes as written. Mr. Sidman seconded this motion, and the motion was approved by the Board with 7 votes in favor and 1 (Rick Stacy) abstained due to his absence at the Meeting.*

The January 18, 2022, Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the January 18, 2022, Board Meeting Minutes as written. Mr. Sidman seconded this motion, and the motion was unanimously approved by the Board.*

Linda Giannini requested that approved Board Meeting Minutes be added to the Boca Winds Website on a regular basis.

SECURITY – Mr. Stacy updated the Board on security and traffic issues in the community. The Board Members discussed golf carts being driven in the community.

FACEBOOK – 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 – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani informed the Board that Palm Beach County agreed to add additional speed limit signs on Shorewind Drive. The Board Members also discussed the lighting on the island at the Boca Winds west entrance. It was noted that this area is very dark and needs additional lighting. Management will investigate this.

SOCIAL COMMITTEE – Becky Mancini addressed the Board asking to use the clubhouse for Book Club meetings once a month. The Board Members discussed this matter.
Mr. Sidman made a motion to allow the Book Club to hold monthly meetings at the Boca Winds clubhouse. Mr. Stacy seconded this motion, and it was unanimously approved by the Board.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF DECEMBER 31, 2021 – The Board Members reviewed the Delinquency Report as of December 31, 2021. Mr. Valyo noted that there is only one delinquent assessment account. The remaining delinquent accounts are due to violation fines being placed on their accounts.

REVIEW DECEMBER (YEAR END) 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS

– The December (year-end) 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 and ended the 2021 year with Net Income of \$14,407.74.

Mr. Stacy made a motion to transfer the \$14,407.74 income to the Capital Improvement Reserve account. Mr. Pontrelli seconded this motion, and it was unanimously approved by the Board.

CMC REQUEST TO OPEN A NEW BOCA WINDS BANK ACCOUNT – Mr. Potenzini made a motion to open a new bank account with TD Bank and transfer \$125,000 from Wells Fargo Capital Bank to the new TD Bank account to keep the Wells Fargo account balance under the \$250,000 FDIC insured amount. Mr. Stacy seconded this motion, and it was unanimously approved by the Board.

OLD BUSINESS

HOLIDAY LIGHTS NOT INSTALLED BY NSI – The Board Members discussed this matter. Mr. Pontrelli volunteered to represent Boca Winds in small claims court in an attempt to recover the deposit paid without service being rendered.

PROPOSED AMENDMENT TO THE BYLAWS – The Board Members reviewed the wording of the proposed amendment and discussed this matter. It was suggested to table this discussion until the next Board Meeting and check with the association attorney if language regarding the Neighborhood Committee Members needs to be included.

Mr. Waxman made a motion to table this discussion until the next Board Meeting. Mr. Degani seconded this motion, and it was unanimously approved by the Board.

METAL ROOF ADDITION TO DESIGN STANDARDS MANUAL – Mr. Pontrelli informed the Board that Waterways ARC unanimously voted against metal roofs to be installed in the Waterways Neighborhood. At this time Baybury, Carlyle Estates, Hampton Park and Waters Edge ARCs approved installation of metal roofs in their Neighborhoods and Waterways has not approved metal roofs.

MONTEREY BAY STREET PARKING – HARVEY SEGAL – Mr. Segal addressed the Board with his concerns regarding parking on the streets in Monterey Bay. The Board Members discussed this matter. It was suggested to send a letter to the Monterey Bay residents and invite the residents to Neighborhood Committee Meeting where the parking issues can be discussed.

NEW BUSINESS

CURB REFLECTORS FOR WEST ENTRANCE CENTER MEDIAN - Mr. Valyo informed the Board that Palm Beach County will be installing curb reflectors at the ends of the west entrance center median as soon as the asphalt resurfacing is completed on Palmetto Park Road.


MANAGEMENT REPORT

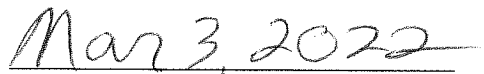
PICKLEBALL STRIPING REQUEST – Mr. Valyo informed the Board that management received a request from a homeowner to add Pickleball striping to one of the Boca Winds tennis courts and presented a proposal for the striping. The Board Members discussed this matter and agreed to further discuss this matter in the future.

SHOREWIND DRIVE TRASH CAN STATUS – Mr. Valyo informed the Board the trash containers were installed.

Mr. Potenzini made a motion to adjourn the Meeting. The motion was seconded by Mr. Segal and unanimously approved by the Board. The Board Meeting was adjourned at 8:43 pm.

Minutes Approved By:


Rick Stacy, Secretary


Date