

**BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**DECEMBER 4, 2025**  
**TOWN HALL AT 7 P.M.**

**ANNUAL MEETING AGENDA**

- I. CALL ANNUAL MEETING TO ORDER
- II. ANNOUNCE AND SEAT THE BOARD OF DIRECTORS FOR 2026  
SEE LIST OF 2026 COMMITTEE MEMBERS
- III. ELECT ASSOCIATION OFFICERS
- IV. APPOINT TWO MEMBERS TO THE BW BOARD OF DIRECTORS
- V. ANNUAL MEETING ADJOURNMENT

**BOARD MEETING AGENDA**

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL NOVEMBER 6, 2025 BOARD MEETING MINUTES
- III. 

<u><b>REPORTS</b></u>	<u><b>CONTACT/LIAISON</b></u>
A) SECURITY REPORT	DAVID DEGANI
B) WEBSITE	PHIL VATSVOG
C) B.W. BOARD OF DIRECTORS	TBD
D) WEST BOCA COMMUNITY COUNCIL	PAUL PONTRELLI
E) CAPITAL IMPROVEMENTS	SERGIO BENAVIDES
- WEST POOL CABANA REPLACEMENTS	
F) ROADWAY SAFETY COMMITTEE	DAVID DEGANI
G) BEAUTIFICATION COMMITTEE	PHIL VATSVOG
- IV. FINANCIAL
  - A) REVIEW DELINQUENCY REPORTS AS OF NOVEMBER 25, 2026
  - B) REVIEW OCTOBER 2025 BALANCE SHEET AND INCOME AND EXPENSE REPORTS.
- V. OLD BUSINESS
  - A) TENNIS COURTS PATRONS PARKING ON APRON STATUS
- VI. NEW BUSINESS
  - A) REVIEW QUOTES TO REPLACE FAILING CONCRETE TILE ROOF ON THE WEST POOL BUILDING AND APPROVE ONE QUOTE
  - B) DISCUSS AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
  - C) DISCUSS MOVING NEXT BOARD MEETING FROM THURSDAY JANUARY 1, 2026 TO JANUARY 8, 2026 OR OTHER
- VII. MANAGEMENT REPORT
- VIII. BOARD MEETING ADJOURNMENT