

**BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**MAY 7, 2026**  
**TOWN HALL AT 7 P.M.**

**BOARD MEETING AGENDA**

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL MARCH 5, 2026 BOARD MEETING MINUTES
- III. REPORTS
  - A) SECURITY REPORT CONTACT/LIAISON  
DAVID DEGANI
  - B) WEBSITE PHIL VATSVOG
  - C) B.W. BOARD OF DIRECTORS JAY KELLER
    - (1) RESIGNATION OF PAUL PONTRELLI FROM THE BW BOARD MEMBER
  - D) WEST BOCA COMMUNITY COUNCIL PAUL PONTRELLI
  - E) CAPITAL IMPROVEMENTS JIM BOURAS
  - F) ROADWAY SAFETY COMMITTEE DAVID DEGANI
  - G) BEAUTIFICATION COMMITTEE PHIL VATSVOG
    - 1. REVIEW EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS QUOTES
- IV. FINANCIAL
  - A) REVIEW DELINQUENCY REPORTS AS OF APRIL 30, 2026
  - B) REVIEW MARCH 2026 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
- V. OLD BUSINESS
  - A) DISCUSS AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
    - 1. DISCUSS ADDING PROSPECTIVE BUYERS ALSO TO THE AMENDMENT
  - B) REVIEW 2026 RESERVES SPENDING ANALYSIS
  - C) REVIEW FOR APPROVAL THREE (3) TOWN HALL POOL RESURFACING PROJECT ESTIMATES (CHANGE ORDERS) FOR APPROVAL
  - D) WEST POOL PERGOLAS PROJECT UPDATE
  - E) REVIEW PROPOSED TENNIS COURT PARKING LOT QUOTE AND ASSOCIATED COSTS
  - F) TOWN HALL CHICKEE HUTS RETHATCH UPDATE
- VI. NEW BUSINESS
  - A) DISCUSS RESIDENT CONCERN
- VII. BOARD MEETING ADJOURNMENT