

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 20, 2020

Board Members

Present: Paul Pontrelli, Gina Gastaldi, Chuck Sidman, David Degani, Rick Stacy, Harvey Segal, Dominic Potenzini and Paul Kelly

Board Members

Not Present: None

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

Mr. Pontrelli opened the May 20, 2020 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately nine (9) homeowners in attendance.

MINUTES - The March 5, 2020 Board Meeting Minutes were reviewed by the Board.
Mr. Potenzini made a motion to approve the March 5, 2020 Board Meeting Minutes as written.
Mr. Kelly seconded this motion and the motion was unanimously approved by the Board.

SECURITY – No discussion.

WEBSITE/FACEBOOK – Mr. Bouras informed the Board the new Boca Winds Website is up and running and it is an asset in the current pandemic situation. Mrs. Giannini suggested adding e-mail addresses of the Neighborhood Committee Members to the Website. The Board Members discussed this matter. It was noted that homeowners should contact the management office with their questions and concerns. If necessary, management will collect the homeowner's questions or concerns and pass this information to the respective Neighborhood Committee Chairperson. Mr. Bouras offered to work with each individual Neighborhood Committee Chairperson regarding their willingness to share his/her contact information on the Boca Winds Website.

BAY WINDS BOARD OF DIRECTORS – No discussion.

WEST BOCA COMMUNITY COUNCIL – No discussion.

CAPITAL IMPROVEMENTS – Mr. Valyo informed the Board that the Clubhouse kitchen refurbishing project has been completed. The Board agreed the kitchen now looks very good. Mr. Bouras wanted to recognize Paul Kelly for his involvement with this project and noted that Mr. Kelly spent a lot of his time and effort to ensure success of this project. Mr. Bouras also wanted to recognize Paul Pontrelli for his involvement with Boca Winds Board of Directors and all the hard work he is doing for the community.

OLD BUSINESS

STREET PARKING ISSUES IN MONTEREY BAY – Mr. Segal addressed the Board regarding vehicles being parked on the roads in the Monterey Bay Neighborhood and requested Boca Winds contract Deputies to issue parking violation warnings and tickets.

There was a lengthy discussion regarding parking on the public roads and private roads (Monterey Bay and Water's Edge Neighborhoods) within Boca Winds. Mr. Pontrelli mentioned the majority of the roads in Boca Winds are county/public roads and the Board does not have the authority over these public roads. The Board Members also discussed the installation of "No Parking on the Street" signs for the Monterey Bay Neighborhood. No decision was made regarding what steps the Board will authorize to assist with this Neighborhood issue but the Board will continue this discussion at the next Board Meeting.

NEW BUSINESS

DISCUSSION TO OPEN POOLS AND TENNIS COURTS IN ACCORDANCE WITH STATE GUIDELINES – Mr. Bouras updated Board Members on the latest changes to the state guidelines in regards to the community pools re-opening. The Board Members discussed re-opening of the pools and the tennis courts and hiring a security person/monitor to monitor both pools and tennis courts for social distancing guidelines and to disinfect/sanitize the pool bathrooms on a regular basis during the day.

Mr. Kelly made a motion to contract EMS Protective Group security for pool security/monitoring and bathroom cleaning service for 81 days (amount of days to be modified as needed), at 8 hours per day, \$17.00 per hour for a total cost of \$11,000. Paul Valyo stated there is \$3,000 already budgeted for weekend pool security so the total additional cost would be \$8,000 for the additional service. Both pools and tennis courts will be opened daily from 12 noon until 8 pm. Mr. Potenzini seconded this motion and it was unanimously approved by the Board.

Mr. Stacy made a motion to offset the \$8,000 additional pool security/monitoring expense by a reduction in the contract deputy service hours with the condition to return to the regular deputy service hours after the hours for the pool security are modified, reduced or eliminated due to a change in the state requirements. Mr. Kelly seconded this motion and it was unanimously approved by the Board.

REQUEST TO ALLOW BOATS ON BAY WINDS LAKES – Mr. Stacy informed the Board that this request came from the Water's Edge Neighborhood Committee, but after consideration of the Amendment/voting procedure necessary to allow boats on the lakes this request is now rescinded.

REQUEST TO REVIEW CURRENT RENTAL POLICIES – Mr. Segal addressed the Board regarding the current Boca Winds rental policies and suggested adding an approval process for all prospective tenants. It was noted that in order to establish an approval process for the Boca Winds prospective tenants it will be necessary for the Board and the Membership to approve an Amendment to the Boca Winds Declaration of Covenants and Restrictions. More than 66% of the total Membership will need to approve this change. This matter will be discussed further at the next Board Meeting.

WILD HOGS - Mr. Bouras informed the Board there was a complaint from one of the Monterey Bay residents regarding wild hogs damaging private properties and the common area. Mr. Bouras noted that damage was also reported at Waters Edge and Regency Place Neighborhoods. Mr. Bouras presented a proposal for trapping of the wild hogs. The Board Members discussed this matter. Harvey Segal suggested trapping and relocating the wild hogs as a more humane

method of solving this problem. Mr. Segal will investigate the cost of trapping and relocating the wild hogs.

YARD SIGNS - Mr. Sidman addressed the Board proposing to allow homeowners to install celebratory signs on a temporary basis. The Board Members discussed this matter. It was suggested to update the Architectural Guidelines regarding this matter. The Board Members will discuss this matter again at the next Board Meeting.

MANAGEMENT REPORT

BW FISH STOCKING UPDATE – Mr. Bouras informed the Board that fish stocking in the Bay Winds lakes has been completed.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF MARCH 31, 2020 – The Board Members reviewed the Delinquency Report as of March 31, 2020. A few delinquent accounts were discussed.

D2-79 - Mortgage foreclosure.

V-016 - Mortgage foreclosure.

G-025 - Mortgage foreclosure.

G-065 – No response from the homeowner after a copy of foreclosure lawsuit was sent. The Board will make a decision regarding possible association foreclosure at the next Board Meeting.

REVIEW APRIL 2020 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The April 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Valyo stated the association is in good financial condition. Mr. Valyo informed the Board there is income of \$7,500 due to the unclaimed common area damage deposits from Boca Winds rental properties where deposits were forgotten and never requested to be refunded. *Mr. Stacy rescinded his earlier motion regarding funding of the summer pool security guard /monitor and to use the rental deposits income of \$7,500 to offset the summer pool security guard/monitor service expense. Mr. Kelly seconded this motion and it was unanimously approved by the Board.*

Mr. Valyo presented copies of the 2019 Boca Winds Financial Audit for Board Members.

Mr. Potenzini made a motion to adjourn the Meeting. The motion was seconded by Mr. Kelly and unanimously approved by the Board. The Board Meeting was adjourned at 8:46 pm.

Minutes Approved By:


Gina Gastaldi, Secretary

7/9/20
Date