

**BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**APRIL 7, 2022**

**Board Members**

**Present:** Paul Pontrelli, Chuck Sidman, David Degani, Harvey Segal, Phil Vatsvog, Dominic Potenzini, Rick Stacy & Richard Waxman

**Board Members**

**Not Present:** None

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

Mr. Pontrelli opened the April 7, 2022, Board Meeting at 7:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately 4 Homeowners in attendance.

**MINUTES** - The March 3, 2022, Board Meeting Minutes were reviewed by the Board. *Mr. Stacy made a motion to approve the March 3, 2022, Board Meeting Minutes as written. Mr. Degani seconded this motion, and the motion was unanimously approved by the Board.*

**SECURITY** – Mr. Stacy updated the Board on security and traffic issues in the community. Mr. Stacy noted that not all of the deputies are registering at the management office at the beginning of the shift and some of the deputies' reports are missing. Management will address these issues with the Sheriff's Office. The Board Members discussed traffic issues in the community and ways to prevent speeding violations.

**WEBSITE** – Mr. Vatsvog informed the Board the Website was updated with the next Book Club meeting date. Mr. Vatsvog will also create an additional page for the Bay Winds Board of Directors Meeting Agendas and Minutes to be posted on the Boca Winds Website.

**BAY WINDS BOARD OF DIRECTORS** – Mr. Pontrelli informed the Board that Palm Beach County Water Utilities Department gave an excellent presentation about their reclaimed water project. The Board Members discussed this project in length. Mr. Pontrelli invited the Board Members and the Boca Winds homeowners to the next Bay Winds Board meeting where a South Florida Water Management District (SFWMD) representative will be answering questions about this project via conference call.

**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 proposed installation of a "Slow Down" sign on Shorewind Drive. He will discuss this with a Palm Beach County traffic engineering representative.

**SOCIAL COMMITTEE** – Mrs. Mancini addressed the Board about the possibility of establishing a budget for the Social Committee. Mr. Bouras noted that the Social Committee currently has a budget of \$180.00. The Board Members discussed this matter.

*Mr. Stacy made a motion to approve a \$1,000 expenditure to fund a Social Committee. Mr. Degani seconded this motion, and it was unanimously approved by the Board.*

Mrs. Mancini announced the Social Committee is planning to organize a community pool party at the end of school year on May 26.

### **FINANCIAL**

**REVIEW DELINQUENCY REPORTS AS OF MARCH 29, 2022** – The Board Members reviewed the Delinquency Report as of March 29, 2022. Mr. Valyo noted that most of the delinquent accounts are due to violations fines, the Owners are not delinquent with their association assessment payments.

### **REVIEW FEBRUARY 2022 BALANCE SHEET AND INCOME AND EXPENSE REPORTS**

The February 2022 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 expenses are currently under budget.

### **OLD BUSINESS**

#### **NORTH STAR 2021 HOLIDAY LIGHTS DEPOSIT PAID - COLLECTION OPTIONS**

The Board Members discussed collection options to recover the deposit paid to North Star and approved investigating the collection attorney recommended by Alex Koffler to pursue collection from North Star.

**2022 HOLIDAY LIGHTING OPTIONS AND QUOTES** – Mr. Bouras presented proposals for Board review from 3 different companies: Randy's Holiday Lighting, Holiday Lighting Design and Christmas Lights by AMCO. The Board Members discussed these proposals.

*Mr. Degani made a motion to approve the Holiday Lighting Design proposal. Mr. Potenzini seconded this motion. The motion was postponed until the next meeting when more information is available regarding modifying the quote to add additional holiday lights at the west entrance.*

**PROPOSED AMENDMENT TO THE BYLAWS** – The Board Members reviewed and discussed the language of the proposed amendment and the explanation letter that will be sent out together with the proposed amendment to the Boca Winds homeowners for their vote. The Board Members also agreed that ARC members will need to walk door-to-door to collect homeowners' signatures on Ballots and if necessary, explain the amendment to the homeowner.

### **NEW BUSINESS**

**PALM BEACH WATER UTILITIES RECLAIMED WATER MEETING UPDATE** – This matter was discussed earlier in the Meeting.

**MANAGEMENT REPORT**

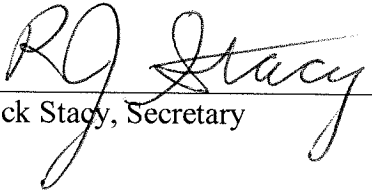
**TENNIS COURT GATE REPLACEMENT STATUS** – Mr. Bouras informed the Board the tennis court gate was replaced.

**TENNIS COURT NORTH SIDE FENCE DAMAGED BY WIND** – Mr. Bouras informed the Board the north side tennis court fence was damaged by high winds and will be repaired.

**ENTRANCE SIGN AND LANDSCAPE LIGHTS REPLACEMENT** – Mr. Pontrelli addressed the Board asking if any of the Board Members would be interested in a bulk cable TV and internet service agreement for Boca Winds. The Board Members discussed this matter.

*Mr. Potenzini made a motion to adjourn the Meeting. The motion was seconded by Mr. Stacy and unanimously approved by the Board. The Board Meeting was adjourned at 9:24 pm.*

Minutes Approved By:

  
Rick Stacy, Secretary

Date 5/5/22