

**BOCA WINDS HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
DECEMBER 3, 2020**

**Board Members**

**Present:** Paul Pontrelli, Paul Kelly, David Degani, Chuck Sidman, Dominic Potenzini, Phil Vatsvog, Rick Stacy and Harvey Segal

**Board Members**

**Not Present:** None

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

Mr. Pontrelli opened the December 3, 2020 Board Meeting at 6:30 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately four (4) Homeowners in attendance.

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

**SECURITY** – Mr. Pontrelli updated the Board on security and traffic control in the community and informed the Board that the Road Safety Committee approved replacing a regular deputy on duty with a motorcycle deputy one day of the week. This will begin after the county asphalt resurfacing project for Shorewind Drive. The Board Members discussed this matter.

**WEBSITE/FACEBOOK** – Nothing new to discuss.

**BAY WINDS BOARD OF DIRECTORS** –Mr. Valyo informed the Board that Bay Winds Board of Directors approved the 2021 Budget with no change in the association assessment and will remain at \$111.00 per quarter. Mr. Valyo also informed the Board about Palm Beach County Water Utilities contacting the BW Board regarding the Reclaimed Water Availability Project.

**WEST BOCA COMMUNITY COUNCIL** – Nothing new to discuss.

**CAPITAL IMPROVEMENTS** – Nothing new to discuss.

**ROAD SAFETY COMMITTEE** – Mr. Degani updated the Board on the Committee discussions.

**OLD BUSINESS** – Nothing to discuss.

**NEW BUSINESS**

**FISHING CONTEST UPDATE** – Mr. Kelly announced that the Fishing Tournament on Saturday, November 14<sup>th</sup>, 2020 was a highly successful event and thanked Jim Bouras for all his help with this event. Mr. Bouras noted that there were a lot of residents participating, many children and their parents/grandparents and this event brought the community members together. Mr. Bouras noted that Paul Kelly should be recognized for his hard work organizing this Fishing Tournament.

Mr. Stacy addressed the Board requesting to put on the next Board Meeting agenda a discussion regarding metal roof tile being approved as another roof surface material for Boca Winds. The Board Members discussed this matter and agreed to include this item for discussion at the next Board Meeting.

**MANAGEMENT REPORT**

**TOWN HALL LAKE DOCK REFURBISHING STATUS** – Mr. Bouras informed the Board Members that the county permit has been approved. The work will begin as soon as the lake water level recedes.

**2020 TREE TRIMMING COMPLETE** – Mr. Bouras informed the Board that tree trimming is completed for 2020.

**FINANCIAL**

**REVIEW DELINQUENCY REPORTS AS OF NOVEMBER 24, 2020**

**DISCUSS DELINQUENT ACCOUNTS OVER \$500 NOT IN MORTGAGE FORECLOSURE**

The Board Members reviewed the Delinquency Report as of November 24, 2020. A few delinquent accounts were discussed.

V-016 – Mortgage foreclosure. Owner bankruptcy.

G-025 - Mortgage foreclosure. Pending owner bankruptcy.

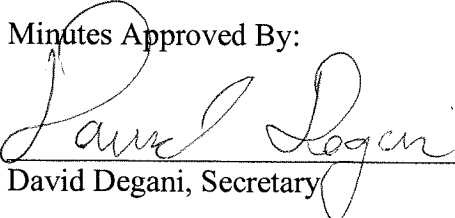
G-065 – Association foreclosure.

**REVIEW OCTOBER 2020 BALANCE SHEET AND INCOME AND EXPENSE REPORTS** –

The October 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition. Expenses are currently under budget.

*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 7:30 pm.*

Minutes Approved By:

  
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David Degani, Secretary

1-7-2021

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Date