

BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.
JUNE 4, 2026
TOWN HALL AT 7 P.M.

BOARD MEETING AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL MAY 7, 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
 - D) WEST BOCA COMMUNITY COUNCIL PAUL PONTRELLI
 - E) CAPITAL IMPROVEMENTS JIM BOURAS
 - F) ROADWAY SAFETY COMMITTEE DAVID DEGANI
 - G) BEAUTIFICATION COMMITTEE PHIL VATSVOG
 - 1. EAST AND WEST ENTRANCE SIGNS REFURBISHMENTS PROJECT UPDATE
- IV. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF MAY 27, 2026
 - B) REVIEW APRIL 2026 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
 - C) REVIEW ASSOCIATION LATE FEE/COLLECTION POLICY TEMPLATE AND COMPLETE IT
- V. OLD BUSINESS
 - A) DISCUSS AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
 - B) REVIEW UNALLOCATED RESERVE ACCOUNT AND CAPITAL IMPROVEMENTS RESERVE SPENDING ANALYSIS
 - C) REVIEW WEST POOL DECK RESURFACING QUOTES
 - D) WEST POOL PERGOLAS PROJECT UPDATE
 - E) REVIEW PROPOSED TENNIS COURT PARKING LOT QUOTES AND ASSOCIATED COSTS
 - E) DISCUSS RESIDENT HARASSMENT CONCERNS AND PROPOSED LETTER FROM THE BOARD
- VI. NEW BUSINESS
 - A) REVIEW QUOTES TO REMOVE FICUS BUSHES AND INSTALL GREEN ARBORICOLA
 - B) REVIEW QUOTES TO REPAIR AND RELOCATE IRRIGATION BEHIND WATERS EDGE ESTATES ADJACENT TO THE HILLSBORO CANAL
 - C) DISCUSS SOD IN LIEU OF MULCH OR A PORTION THEREOF – SAME AS 2025
- VII. BOARD MEETING ADJOURNMENT