

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
APRIL 1, 2021

Board Members

Present: Paul Kelly, Paul Pontrelli, 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. Kelly opened the April 1st, 2021 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately five (5) Homeowners in attendance.

MINUTES - The March 4, 2021 Board Meeting Minutes were reviewed by the Board.
Mr. Potenzini made a motion to approve the March 4, 2021 Board Meeting Minutes as written.
Mr. Stacy 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 and reported that deputies are issuing more citations for speeding. Mr. Stacy informed the Board that there was a meeting with Captain Steve Tibedaugh and Sergeant Nolan to discuss the Board’s concerns and the permit deputy’s job profile

WEBSITE/FACEBOOK – Nothing to report

BAY WINDS BOARD OF DIRECTORS – Mr. Pontrelli informed the Board that the next Bay Winds Board Meeting is scheduled for April 21.

WEST BOCA COMMUNITY COUNCIL – Mr. Pontrelli updated the Board on the latest WBCC ZOOM meeting discussions.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

ROAD SAFETY COMMITTEE – Mr. Degani addressed the Board regarding the entrance/exit to/from the Heritage Square subdivision where it is difficult to see Shorewind Drive oncoming traffic. The Board Members discussed speed humps, speed limit street signs, and issuing speeding tickets as measures to improve the safety on the Shorewind Drive. The Board Members also discussed the golf carts in the community. Mr. Degani suggested to inform the Boca Winds residents about golf carts regulations before the citations for the golf carts are issued by the police, to avoid the impression that the citations are coming from the Board, not from the police.

OLD BUSINESS

ADDITIONAL PARKING AT TENNIS/ BASKETBALL COURTS -

REQUEST FOR PET WASTE STATIONS ALONG SHOREWIND DRIVE – Mr. Valyo presented estimates for the installation and servicing of the pet waste stations. The Board Members discussed installation of pet stations or garbage receptacles along the Shorewind Drive. Management was requested to prepare an estimate for the installation and servicing of 3-4 trash cans.

NEW BUSINESS - Mr. Kelly informed the Board that he installed the fence adjacent to the tennis court to protect the association property from being damaged by vehicle traffic.

MANAGEMENT REPORT

CHICKEE HUT ROOF AND SUPPORT POLES (LEGS) REPLACEMENT STATUS – Mr. Bouras informed the Board that chickee hut roofs and supporting poles were replaced.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF MARCH 24, 2021 – The Board Members reviewed the Delinquency Report as of March 24, 2021. A few delinquent accounts were discussed.

G-025 - Mortgage foreclosure sale is scheduled for April 7, 2021.

V-016 – *Mr. Potenzini made a motion to reduce the delinquency to \$11,000 and to approve the \$500 payment in advance and \$300 on the 1st of each month starting immediately until the balance is paid off. Mr. Stacy seconded this motion, and it was unanimously approved by the Board.*

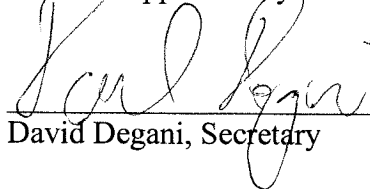
G-065 – This property was sold to a 3rd party. Association received the delinquent amount in full.

REVIEW FEBRUARY 2021 BALANCE SHEET AND INCOME AND EXPENSE REPORTS

– The February 2021 Balance Sheet and Income and Expense Reports were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition.

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 7:15 pm.

Minutes Approved By:



David Degani, Secretary

5-6-21

Date