

BOCA WINDS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
AUGUST 6, 2020

Board Members

Present: Paul Pontrelli, Gina Gastaldi, Rick Stacy, Dominic Potenzini, Paul Kelly and David Degani (arrived late)

Board Members

Not Present: Chuck Sidman and Harvey Segal

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

Mr. Pontrelli opened the August 6, 2020 Board Meeting at 6:00 pm and welcomed all Board Members and Homeowner Members in attendance. There were approximately six (6) Homeowners in attendance.

MINUTES - The July 9, 2020 Board Meeting Minutes were reviewed by the Board. *Mr. Potenzini made a motion to approve the July 9, 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. Mr. Stacy noted the contract deputies do not use radar guns and do not issue citations for speeding and suggested terminating the Sherriff’s Office contract deputies and hire a private security company to patrol the community. The Board Members discussed this matter. It was decided to table this discussion until the next Board Meeting when hopefully all the Board Members are present. It was also decided to schedule a meeting with a Sheriff’s Office representative to discuss the Board’s concerns with the contract deputies.

WEBSITE/FACEBOOK – Mr. Bouras confirmed that all Board Members/ARC representatives submitted their designated e-mail addresses to be posted on the Boca Winds Web Site and it is now operational. Boca Winds residents can communicate with their ARC representatives through the Boca Winds Web Site.

BAY WINDS BOARD OF DIRECTORS – No discussion.

WEST BOCA COMMUNITY COUNCIL – No discussion.

CAPITAL IMPROVEMENTS – Nothing new to discuss.

OLD BUSINESS

RE-VISIT OPTION OF INSTALLING COUNTY FUNDED SPEED HUMPS ON SHOREWIND DRIVE (DEGANI) – No discussion

REVIEW YARD SIGN GUIDELINE FOR POSSIBLE MODIFICATION TO ALLOW CELEBRATORY SIGNS (SIDMAN) POLITICAL SIGNS – Mr. Bouras presented the proposed guideline for the celebratory signs prepared by Mr. Sidman for the Board’s review. The board members discussed this matter. *Mrs. Gastaldi made a motion to approve the proposed wording for the new celebratory signs guideline as presented. Mr. Potenzini seconded this motion and it was unanimously approved by the Board.*

REQUEST TO REVIEW CURRENT RENTAL POLICIES (SEGAL) – Will be discussed at the next Board Meeting.

STREET PARKING ISSUES IN MONTEREY BAY (SEGAL) – Will be discussed at the next Board Meeting.

DISCUSS CHILLED WATER DRINKING FOUNTAIN AT TOWN HALL POOL (STACY) - Mr. Stacy addressed the Board regarding the installation of a water drinking fountain at the Town Hall pool. The Board Members discussed this matter and agreed that the Board is not interested in approving this request at this time due to lack of general interest from the other ARC’s and because of current pandemic.

NEW BUSINESS

12721 TULIPWOOD CIRCLE MODIFICATION REQUEST ARC DENIAL – BOARD APPEAL – The Board Members discussed this matter. *Mrs. Gastaldi made a motion to approve the 12721 Tulipwood Modification Request to replace a master bath window with an octagon reduced size window, dining room windows with reduced size windows and master bedroom window with double French doors. Mr. Potenzini seconded this motion and it was approved with 5 votes in favor and 1 vote (Mr. Kelly) opposed.*

TV FOR TOWN HALL (SEGAL) – Will be discussed at the next Board Meeting.

CMC CONTRACTS RENEWAL – *Mr. Kelly made a motion to approve a 3-year renewal of the CMC Management and Landscape contracts with no increase in costs for 2021, a 2% increase in costs for 2022 and a 2% increase in costs for 2023. Mr. Pontrelli seconded this motion and it was unanimously approved by the Board.*

MANAGEMENT REPORT

DISCUSS NEXT STEPS WITH POOL SECURITY – Mr. Valyo addressed the Board regarding the pool summer security service. The cost of this service is approximately \$1,000 a week. Management, Board Members and volunteers can provide spot checks of the pools and tennis court and CMC can clean and sanitize the bathrooms to meet the state requirements at much lower costs. The Board Members discussed this matter. Mrs. Gastaldi suggested keeping pool security on weekends and use CMC service on weekdays. Pools will be open dawn to dusk, 7 days a week. No chains will be installed on any pool gates.

Mr. Kelly made a motion to continue with EMS pool security service on weekends until 1st week of September, terminate EMS pool security service on weekdays, approve CMC cleaning and sanitizing the pool bathrooms on week days @ \$26.00/day and approve spot checking community pools and tennis court by management and Board Members via video cameras and occasional visits. Mr. Potenzini seconded this motion and it was unanimously approved by the Board.

STATUS OF LAND CLEARING BEHIND REGENCY PLACE – This project has been completed and homeowners are very satisfied with the outcome.

FINANCIAL

REVIEW DELINQUENCY REPORTS AS OF JULY 29, 2020 – The Board Members reviewed the Delinquency Report as of June 30, 2020. A few delinquent accounts were discussed.

D1-79 – Possible short sale. Nothing can be done until September 1st, 2020.

V-016 – Mortgage foreclosure and Bankruptcy; payment of \$690 was received on July 4th.

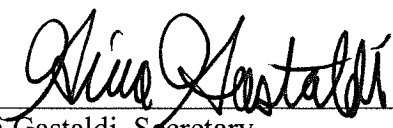
G-025 - Mortgage foreclosure.

G-065 – *Mr. Potenzini made a motion to begin association foreclosure. Mr. Stacy seconded this motion and it was unanimously approved by the Board.*

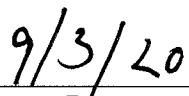
REVIEW JUNE 2020 BALANCE SHEET AND INCOME AND EXPENSE REPORTS – The June 2020 Balance Sheet and Income and Expense Report were reviewed by the Board. Mr. Valyo stated the association is in good and stable financial condition. Expenses are currently under budget through June.

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 7:59 pm.

Minutes Approved By:



Gina Gastaldi, Secretary



Date