

**BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**MARCH 5, 2026**  
**TOWN HALL AT 7 P.M.**

**BOARD MEETING AGENDA**

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL JANUARY 8, 2026 BOARD MEETING MINUTES
- III. OLD BUSINESS
  - A) AMENDING THE DECLARATION OF COVENANTS TO ALLOW FOR SCREENING OF PROSPECTIVE RENTERS
    - 1. HOA ATTORNEY REED TO ATTEND THIS MEETING VIRTUALLY TO EXPLAIN PROPOSED AMENDMENTS AND ANSWER QUESTIONS
    - 2. DISCUSS ADDING PROSPECTIVE BUYERS ALSO TO THE AMENDMENT
  - B) JANITORIAL GOLF CART STOLEN FROM BOCA WINDS AND CRASHED. DISCUSS ATTORNEY OPINION EMAIL
  - C) WEST POOL HOUSE ROOF REPLACEMENT STATUS
  - D) REVIEW WEST POOL CABANAS REPLACEMENT QUOTES AND APPROVE ONE
  - E) REVIEW TENNIS COURT PARKING LOT QUOTES(S)
  - F) REVIEW RESURFACE TOWN HALL WADER POOL AND MAIN POOL QUOTES AND APPROVE ONE
- IV. NEW BUSINESS
  - A) REVIEW QUOTES TO RETHATCH THE CHICKEE HUTS ON THE POOL DECK AT THE REAR OF TOWN HALL
- IV. 

<u>REPORTS</u>	<u>CONTACT/LIAISON</u>
A) SECURITY REPORT	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 UPDATE
- V. FINANCIAL
  - A) REVIEW DELINQUENCY REPORTS AS OF FEBRUARY 25, 2026
  - B) REVIEW DECEMBER 2025 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
- VI. BOARD MEETING ADJOURNMENT