

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Date: Monday, May 4, 2026 Time: 4:30 PM

Location: Boca Lakes Clubhouse

Virtual Attendance: Via RingCentral:

<https://v.ringcentral.com/join/798643914?pw=86647fe9f993056ffd7faebb11ed9658>

MINUTES

1. Call to Order: The meeting was called to order at 4:40 PM
2. Roll Call / Certification of Quorum: Present; Patricia Chapman, Norma Trevino, Luann Biancardi, Toni Murphy, Sue Longtin, Lorenzo Fabiano, Marsha Soroka
Phoenix Management was represented by Amy Shimkoski.
3. Proof of Notice
 - Posted on property and Association website on May 2, 2026.
4. Approval of Meeting Minutes
 - March 26, 2026, Board of Directors Meetings: Luann Biancardi made a motion to waive the reading of and approve the March 26, 2026 meeting minutes as presented, seconded by Lorenzo Fabiano. Passed 7/0.
5. Guest Speaker Presentation: - Archetype Companies - Reserve Study Specialists & Engineer: - Presentation and discussion of the New Reserve Study for Boca Lakes: Sharon Atkinson, reserve specialist and Rob Atkinson, engineer presented the current reserve funding needs for Boca Lakes, and the conditions of the components that require attention in 2026, and in the future. Steve Braten, Corporate Counsel with Rosenbaum PLLC. Clarified the new Florida Statutes and requirements for pooled reserve funding –vs- straight line component funding.
6. Management Report & Community Updates: Amy Shimkoski provided an update on the pool heater -1 compressor in need of replacement, gate system, the importance of hurricane preparedness community wide. Walkway repairs, Street lighting, readdressing that the street lighting is not done per code and that she will be meeting with an engineer and architect to investigate solar lighting options to avoid the need for an electrical grid for lighting. Landscaping conditions and improvement expectations from the possible insurance savings, while reminding residents that most landscapers are offering proposals based on community landscaping, and when residents plant different items after the

contract it affects the time spent and services provided, to please remember that planting items does change the scope and their items may not be properly maintained. Irrigation, a reminder that wet checks are completed monthly and a request that residents do no make changes to the irrigation.

8. Business

- Landscaping Contract:

Consideration and possible approval of a new landscaping services agreement.

Norma Trevino made a motion to award the Landscaping contract to Wellington Pro, seconded by Toni Murphy. After board discussion and members questions and comments were presented/answered; the motion passed 7-0

- Tree Trimming Contract:

Consideration and possible approval of a tree trimming contract. Patricia Chapman made a motion to award the hurricane tree trimming contract to Wellington Pro, seconded by Norma Trevino. After board discussion and members comments, the motion passed 7-0.

- Reserve Funding: Discussion and/or action regarding reserve funding. The members will be provided with the reserve study, funding options and a reminder that if a membership vote is required, electronic voting will be an option. Opt in forms (printed) can be found outside the office as well as the Boca Lakes website.

- Safety Concerns: Discussion regarding emergency repairs necessitated by safety conditions and liability exposure within the community. The Association is preparing the Association for the upcoming insurance renewal inspections to make repairs prior to the inspections. If residents see something that is concerning them, please notify the office.

9. Adjournment: After members present were able to ask questions: Sue Longtin made a motion to adjourn the meeting at 5:26 PM, seconded by Patricia Chapman. Motion passed 7-0.

Respectfully submitted by:

Amy Shimkoski, LCAM