

Boca Lakes Condominium Association, Inc.
Board of Directors Meeting
Monday – September 22, 2025
5:00 PM
Boca Lakes Clubhouse 8768 Chevy Chase Drive

MINUTES

- Call to Order: The meeting was called to order at 5:02 PM
- Roll Call/ Establish Quorum: Present: Patricia Chapman, Luann Biancardi, Lorenzo Fabiano, Norma Trevino, Toni Murphy a quorum of the board of directors was established.
Phoenix Management was represented by Amy Shimkoski and Breanne Cohen.
Steve Braten was present from Rosenbaum PLLC.
- Proof of Notice: Proof of Notice posted on property and website confirmed.
- Community Update Legal Report: Steve Braten provided an update on a legal case that was filed against a previous owner in 2022. The court ordered mediation, and the board determined that a settlement was the proper way to proceed to defer a negative outcome if taken to trial as it could have been a higher monetary damage award as well as legal and court costs. The confidential settlement agreement was signed by both parties.
- Business:
 - Approval of Resolution Adopting Rules Against Unit Owner Changes to Common Elements: Steve Braten clarified that this resolution is due to the number of residents that have made landscaping alterations, and other alterations to the common elements as well as adding unapproved movable objects. The Associations documents prohibit this not only Boca Lakes but many condominiums as owners do not own the property outside

the boundaries of the unit. The landscaping alterations disrupt the landscaping in the association by adding additional work for the landscapers which increases the landscaping costs. Patricia Chapman made a motion to approve the resolution as presented, seconded by Lorenzo Fabiano. The motion passed unanimously.

- Approval of Resolution Adopting Rules for Written Inquiries: Steve Braten explained the resolution and resident's questions were answered. Luann Biancardi made a motion to pass the resolution as presented, seconded by Norma Trevino. The motion passed unanimously.
- Parking Enforcement/Immobilization of Vehicles: Amy Shimkoski informed residents of the reported problems with parking in the Association. Residents, their guests and/or invitees are not following parking rules of Boca Lakes. High Risk Enforcement offers an immobilization option for the vehicles in violation. Immobilization costs are comparative to a tow, and the vehicle will not be relocated requiring vehicle owners to find transportation to pick up the vehicle from the Tow yard. Luann Biancardi made a motion to change to High Risk Enforcement seconded by Toni Murphy. The motion passed unanimously.
- Adjournment: After all resident's questions were addressed, Luann Biancardi made a motion to adjourn at 5:23 PM, seconded by Patricia Chapman. The motion passed unanimously.