



Boynton Waters Homeowners Association, Inc.

July 15, 2021 Board Meeting

Guardhouse/Teleconference

**Minutes**

1. Call to Order
  - a. Meeting was called to order at 7:00 PM
  - b. Roll Call
  - c. Present: Carlos Souto, Sherie Coale, Michael Decrescenzo, Mark Halmo, Robert Pickman (virtual) and Sherie Coale
  
2. Ratifying of previous meeting minutes
  - a. M. DeCrescenzo moved to accept the June 17, 2021, minutes as presented; 2nd M. Halmo.
  - b. Vote: Ayes all, unanimous.
  
3. President's Report
  - a. Property Management Update: Angie Curtis will now be working in the APM office. A new Property Manager Valentina Caro will be on site in the neighborhood going forward. Residents are reminded to email APM for the most expedient service as opposed to calling.
  
4. Treasurer's Report
  - a. Still waiting to combine the bank accounts. President provided an balances for all accounts with the total cash on hand at \$125,237.62.
  
5. Committee Reports
  - a. ARC –
    - I. ARC committee provide six (6) completed and approved applications. , 1 pool request submitted. Many roofs and paint requests coming forward. All good news for the neighborhood.
  
  - b. Lakes –
    - I. The compressor for the north lake bubbler is ordered and on the way. The Aquagenix quote was very high and M. Halmo was able to obtain a \$599 compressor. The installation is expected to cost @ \$200.00.



- II. The previous lake tech is retiring however a colleague will continue the work. The problem of grass clippings continues to be an issue. Mention is made regarding the inability to curb that activity by Country Fair and FPL. The limpkins have left the area due to lack of food in the lake. All are reminded that the responsibility lies with the homeowner and yard contractors to not blow yard waste into the lake. Any contractor found to be doing so will be precluded from entering and working in the neighborhood. An additional eight (8) carp will be added to the lake.
- c. Fine Committee -  
No fines to be approved. Any roof that is in litigation must continue to be maintained in good condition (clean) despite any pending lawsuit. When the attorney decides the deadline has passed, fines will begin to accrue.
- d. Tech –
- I. The guard house battery backup needs to be replaced and a new printer/copier/scanner needs to be purchase along with 3 cartridges and a ream of paper.
  - II. Michael Decrescenzo made a motion to approve the purchase of the battery backup and printer/copier/scanner; Mark Halmo second the motion. All in favor. **Motion passed.**
- e. Landscaping –
- I. Carlos Souto met with the Brightview management to discuss the ongoing issues.
  - II. We are looking for landscaping proposals to replace BrightView.
- f. Streets -
- I. The 2019 quote for milling and resurfacing was \$189 K, it was suggested that it will now cost at least 10% more than the 2019 price. At the end of the fiscal year, some monies will be transferred to the street reserve account
- g. Legal -
- I. Any fines/fees as a result of grass clippings in the lake will be noticed through the Attorney for the HOA, plus attorney's fees.
  - II. Discussion of whether landscapers should be required to provide copy of license and insurance as required by other contractors. It was suggested that a business card be obtained.



h. Landscape –

- I. Board looking for new landscaping company.

i. Gate –

- I. Board looking for speed bumps proposal, currently have one for \$5,000.

- II. Beginning immediately, each household/property will be/can be allocated up to 4 entry fobs. Any additional fob request must be for good reason and will cost \$100.00. That is \$70.00 over the cost of the regular fob allowed for a resident. All fobs not active in the system will be de-activated.

1. Motion - To de-activate those fobs not in use, allow a maximum of 4 fobs per household with any additional fob request being for good cause and costing \$100.00.
2. Vote: Ayes all, unanimous.

j. Web/IT – Zoom has experienced problems with this meeting specifically no audio connectivity.

6. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 7:43 pm; Michael Decrescenzo second the motion. All in favor. **Motion passed.**