

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, January 21, 2017
9353 Water Course Way

- 1. Call to Order /Roll Call.** Meeting called to order at 10:02 a.m. Present: Eli Blinderman, Myra Ehrman, Eric Malkin, Rob Pickman, and Carlos Souto. Regrets: Mike DeCrescenzo and Mike Hansen.
- 2. Approve Previous Minutes**
 - a. From December, 2016 BOD Meeting. Motioned by Carlos, seconded by Eli, to accept the minutes. Motion passed.
- 3. Treasurer's Reports**
 - a. Report from December, 2016. Motioned by Eli, seconded by Rob, to accept the report. Motion passed.
- 4. Committee Reports**
 - a. Welcome. We have a committee, will have a meeting next week to get organized.
 - b. ARC. One request for approved to screen the pool.
 - c. Violations. Mike D., Ros Kline, and Linda Berdoll are on the committee.
 - d. Lakes & Landscaping.
 - i. Fish for lake. Update on cost to restock. Pricing would be \$5020, labor included, for small fish that eats top of grass in the lake - need a large quality - 20,000 of one specific kind, and for 1000 bass.
 - ii. Coconut Palm replaced a burned out pump. Front hedges were sprayed for white fly. They also cleaned out discarded vegetation.
 - e. Legal. No report.
- 5. Old Business**
 - a. Lake weir wall leak. Eli received a quote. Eli motioned and Carlos seconded that we approve the first stage of removing the water up to \$7800, and two board members go see the weir and what is damaged before authorizing any further work be done. Motion passed.
 - b. Electronic gate changeable signs. No motion to move forward.
 - c. Board letter for homeowners. Eric had a draft for board review.
 - d. Gate hinge replacement & electrostatic gate painting. Hinge has been replaced. Painting to be completed next week.
 - e. Completing gate camera installation. We have 6 operational cameras which can be viewed by a smart phone. One more camera will be installed. Rob is supervising Royce's installation.
 - f. Disposition of speed bumps. Table until other board members are present.
- 6. New Business**
 - a. Telephone entry display was cleaned by Eli, and pixilating issue was fixed.
 - b. Board communications for transitions when board changes. Eric will make up a list.
 - c. Guardhouse door lock code has been changed.
 - d. Plaque to honor Kip Brandup. Carlos motioned and Rob seconded that we add a plaque to the guardhouse to honor Kip; he saved the community many thousands of dollars by volunteering.
 - e. Purchase of laptop from Ann Marie Kominik. Eli motioned, Carlos seconded, that we pay Annie \$200 for the computer which had been previously loaned to the HOA by Kip Brandup.

f. Ann Marie Kominik read a letter she received from Eli Blinderman (see attached). It will be included with the homeowners' letter from the board.

7. Adjourn – Meeting adjourned at 11:08 a.m. Next Meeting Scheduled for Wednesday, February 15, 2017 at 7 p.m., Boynton West Library

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For my friend and his family,
which by the way we were all part of.

When we moved to Boynton Waters
in July 2011 and while setting up my
workshop along came Chuck on his
bicycle, Chuck looked ay my shop and told
me to go and see our
special projects chairman & his name
is Kip.

I knocked on Kip,s door a few days
later & Anne answered the door.
I introduced myself & told her I was
handy had tools & knew
how to use them. Well Anne
took one look at me bowed her head, took
my hand and and led me to Kip
sitting in his office.

Kip said I have been waiting a long time for some one
to come and help me Then he
turned around and went back to what he was doing.

That was day # one.
Needless to say Kip and I hit it
off from day # two and a great respect grew
for each others knowledge
and ability.

Boynton Waters today has an
Electric pedestrian access gate.
A sidewalk and roadway maintenance program
An updated A C system in gate house
Boynton Water's has one of the cleanest
lakes because of the air ration system
looked after and maintained by Kip
There are many more accomplishments
I can tell you all about as the list goes
on and on.

On a personal note.
A bond of trust developed between Kip
and myself and extended to Anne nd Lenore.

The four of us had many good times
as well as some very funny times.
One in particular was Kip having
Lenore and I over for dinner.
We said we would love to.

Well Kip found out Lenore loves
Lobster.
Kip had four lobsters flown
in from Boston to give both Lenore and I a
treat.
Well when I did not touch my Lobster

Kip questioned me &
I told him I do not eat lobster

Well Kip looked at me then
without saying a word got up from his chair
went to his freezer
took out a steak and proceeded to
cook it for me..
Thats how Kip was.
Always prepared.

In conclusion
I lost no, actually we all lost
a wonderful human being.
A true friend, A patriotic
American who was honored in April 2015
with an honor flight to Washington DC
We salute you dear friend and
will surly miss you,
A World War 2 and Korean
war survivor
We wish you clear sailing on your
journey ahead.

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, February 15, 2017
Boynton West Library

- 1. Call to Order /Roll Call.** The meeting was called to order at 7:02 p.m. Present were Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, Rob Pickman, and Carlos Souto. Regrets from Mike Hansen.
- 2. Approve Previous Minutes**
 - a. From January, 2017 BOD Meeting. Motioned by Eli, seconded by Mike D, to accept the minutes, motion passed.
- 3. Treasurer's Reports**
 - a. Report from January, 2017. Motioned by Myra, seconded by Eli, to accept the report, motion passed. In the process of transferring accounts to Florida Community Bank.
- 4. Committee Reports**
 - a. Welcome. Committee had a meeting, Lenore Blinderman, Teny Namath, and Arline Pickman are the members. APM will notify when new homeowners move in.
 - b. ARC. Nothing new.
 - c. Violations. Mike D did a tour with the other committee members; there were a total of 18 violations found. APM will send out the notices.
 - d. Lakes & Landscaping
 - i. Report on weir. The company will provide a written report of what was found, along with prices to make the fixes.
 - ii. Eric will authorize 2 new aerators to be installed in the lake.
 - e. Legal
 - i. Covered under Reopen Parking Regulations.
- 5. Old Business**
 - a. Board letter for homeowners. Eric had copies of the letter to be sent. Packages will be sent by APM by the end of the week.
 - b. Board communications for transitions. Eli will look into organizing the information.
 - c. Installation of plaque for Kip Brandup. Thanks to Eli for doing a very nice job with the plaque and installing it on the guardhouse.
- 6. New Business**
 - a. Reopen Parking Regulations. Discussion of Rules and Regulations Section 11, Paragraph B, and whether this should be changed. Eric has obtained our HOA's attorney's opinion, and will continue to investigate.
- 7. Adjourn – Meeting adjourned at 8:10. Next Meeting Following General Members' Meeting Scheduled for Saturday, March 25, 2017 at 10 a.m., Boynton West Library**

Boynton Waters Annual Homeowners' Meeting Minutes
March 25, 2017, Boynton West Library

- 1) Call to Order/ Roll Call. The meeting was called to order at 10:07 a.m. Present were Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, Rob Pickman, and Carlos Souto. Regrets from Mike Hansen.

- 2) Board Nominations
 - a. Nominees' Short Statements. Jim Lockyer made a short statement. Chuck Mucciolo is out of town and has a proxy (Eli Blinderman) representing him; Eli read his statement. No new nominees from the floor.
 - b. Ballot Count (concurrent with the meeting).

- 3) Approval of Minutes for Annual Meeting Held March 26, 2016. Carlos motioned and Eli seconded to approve the minutes. Motion passed.

- 4) Treasurer's Report
 - a. Report for 2016. We have a healthy balance. Many projects were completed in 2016. Taxes were completed and sent to the accountant in Feb., 2017; Eric will follow up so paperwork can be signed and submitted to IRS.
 - b. Budget for 2017. Carlos stated 2017 budget passed on Dec. 10, 2016.
 - c. Myra motioned, seconded by Mike D., to accept the treasurer's reports. Motion passed.

- 5) Committee Reports
 - a. Welcome. 9375 Aqua Vista Blvd. is under contract; closing date not known. Rob asked to update the residents' list. Currently we have 8 rentals, only 1 more allowed.
 - b. ARC. One request for exterior house painting.
 - c. Violations. Addressed after last board meeting; everything cited has been repaired.
 - d. Lakes and Landscaping. Coconut Palm is our contractor now. Carlos and owner checked for irrigation dry spots. Carlos will talk to owner about how to maintain property across the lake owned by Boynton Waters.
 - e. Legal. No report.

- 6) 2016 Annual Report. Report was sent out to homeowners. Eric thanked Rob Pickman for the entry gates and cameras being updated. Pressure cleaning was done and a select area from Jog Rd. will be done every 6 months. Monuments with Boynton Waters' names on them were never sealed when originally put up; will need further maintenance. Posthumously, Kip Brandup thanked again for creating parking areas for large groups. Everyone reminded guests expected to park nose in. Reminder parking not allowed on both sides of the street. Mike D. thanked for looking after replacing entrance lights.

- 7) Completed 2016 Projects Review. See 2016 Annual Report.

- 8) Old Business. Nothing brought up.

- 9) Election Results. Elected are: Eli Blinderman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto.

- 10) New Business
 - a. Please give us any updated email addresses.
 - b. Any questions from homeowners, or membership proposals of new projects.
 - i. One homeowner concerned he had to clean his roof, whereas next door neighbors have not cleaned theirs. Explained this is Violations Committee matter, and asked him to speak to Mike D. with his concern.
 - ii. Question about weir status. Obstruction removed. Next board meeting to review next steps.
 - iii. Expansion of aerators – new board to follow up.

- iv. Eric explained upcoming development requests put before COWBRA Growth Development committee from new owner of property previously owned by John Keneally, the original Boynton Waters' development. Eric will keep everyone informed.
- v. Unlikely we will be successful in getting a traffic light for Aqua Vista Blvd. and Jog Rd.
- vi. New association president invited to see Eric early next week for a transfer of presidency.

11) Annual Homeowners' Meeting adjourned at 11:02 a.m.

- 1) Immediately Following – **Convening of First Meeting New Board.** Meeting opened at 11:10 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Rob Pickman, and Carlos Souto. Regrets: Chuck Mucciolo (out of town).
- a. Appointment/ Election of Officers for 2017-2018 Term. Jim nominated to be president; Mike D. nominated to be vice president; Carlos nominated to be treasurer; Myra nominated to be secretary. All accepted nominations, and motions passed.
 - b. Jim distributed Board Member Certification forms to be completed and returned to Myra at next board meeting.
 - c. Remove Lot # 58 late fee of \$25 – motioned by Mike, seconded by Carlos, to authorize APM to not charge the \$25.
 - d. Weir Repair. Rob attended when the company came out to identify the problems and clean out the grate. Rob recommended the next round of repairs be approved. Motioned by Rob and seconded by Eli to spend up to \$7230 to authorize spending the funds to complete the repair, motion passed. Eli will contact the company on 3/27/17.
 - e. Requested for additional manganese for two community palms to be approved. Mike motioned we spend up to \$300 to request Coconut Palm apply the manganese, seconded by Eli, motion passed.
 - f. Expansion of new aerators. Last discussed at December 17, 2016 board meeting. Existing aerators are old and not working properly and need to be replaced. Carlos motioned to replace old aerators with new ones, seconded by Mike D., to spend up to \$4500, motion passed. Recommendation to review previously approved funds for adding two new aerators at the June, 2017 meeting before authorizing the company to install.
 - g. Mike D., Chuck, and Jim will address violations. Rules, regulations, and declarations will be enforced.
*** Homeowners with pets loose outdoors are advised to keep your pets under control.** Animal control will be contacted and asked to pick up any roaming animals.
 - h. APM to be asked by Jim to maintain a current residents' list.
 - i. Suggestion that Lenore Blinderman, chair of Welcome committee, be given gate codes for new home owners, so she can pass them along at Welcome visits.

2) Board meeting adjourned at 12:00 n.

3) Upcoming meetings: Saturday, April 29 at 10 a.m.; Saturday, May 20 at 10 a.m.

Boynton Waters Home Owners Association Board Meeting
Saturday, April 29, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:06 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. From March, 2017 BOD Meeting. Motioned by Mike, seconded by Eli, to approve the minutes; motion passed.
3. **Treasurer's Reports**
 - a. Report from March, 2017. Motioned by Myra, seconded by Eli, to approve the report; motion passed. \$4734 owed to the association as past due effective tomorrow; letters will be sent to homeowners next week.
4. **Committee Reports**
 - a. Welcome. Lenore hasn't heard of new owners; also welcomed Cheryl Keyes who has joined the committee.
 - b. ARC. Three requests – one driveway repaving; one house repainting; one redoing bank leading to the lake.
 - c. Violations. There are 8-10 violations, which were given to APM on April 10, waiting for review date.
 - d. Lakes & Landscaping.
 - i. Landscaping nothing new; Coconut Palms only vendor.
 - ii. Lakes – we have trespassers coming in the north entrance.
 - e. Legal. Jim went to a conference and has learned electronic voting is now allowed, but difficult to manage. To set up costs \$1500-2000, and every use costs at least another \$500.
5. **Old Business**
 - a. Aerators. \$7453.71 to replace two existing aerators and add more tubing – which will extend current volume being managed now. Carlos motioned and Rob seconded a motion to replace the existing aerators and add more tubing. Motion passed. We want to see how these replacement pumps work before deciding to add any additional new pumps.
 - b. Lot # 92 – painting of driveway and sidewalk without approval. ARC never received paperwork to re-paint the driveway. No other freshly painted sidewalks are in the community. Chuck will confirm this by taking a survey of the community, then Violations Committee will address by asking APM to send a letter to the homeowners for Lot # 92, as painting a common community area is against existing HOA documents.
6. **New Business**
 - a. Update electric to code in the gate house. We have a proposal from Schmidt Electric to clean up electrical service outside and replace all lighting with LED bulbs, and including photocells to manage the timing of lights on. Proposal cost is for \$1550. Eli motioned, Rob seconded, to accept the proposal, motion passed.
 - b. Asphalt repair. Aqua Vista by the lake does not have valley gutters for the road, which is what we have in front of our houses. The asphalt on Aqua Vista is starting to break up into chunks. Two companies are predicting this will get much worse within the next 6 months to

a year. The community is being informed of the problem. Jim will request proposals from other companies as well. Follow up to take place at July, 2017 board meeting.

- i. 2045 linear feet would get valley gutters and abut the asphalt for a total of \$58,910. Both companies agreed we should get a seal coat. This would mean a total of \$500 assessment per household, and using some reserve funds.
 - ii. Another approach would be to install a 6 inch curb instead, which would take away possibility of event parking. Cost would be \$26,498. Sealing coat would also be applied.
- c. Parking. For last event, cars parked parallel to the road, which did not wind up causing any problems. Agreement parallel parking can be the preferred way to park. The sign at the gate referring to Nose In parking will need to be removed.
 - d. Comcast & insurance bills. Comcast bills had not been paid on time from the last board administration, and were past due. Will be automatically paid going forward. Insurance policy has been renewed, using 9100 Aqua Vista Blvd. as the address.
 - e. Web site. Jim wants administrative changes to the web site. Jim will meet with Paul Ehrman to discuss the requested changes.
 - f. By Law revisions. Jim had administrative changes to be made, which Myra will address.
 - g. Lot # 56, we have new owners' information. Lot # 88, owner moved and went through APM to rent to tenants. BWHOA never signed off on a Certificate of Agreement for proposed renters, and did not receive the usual \$500 rental deposit. Jim will ask APM to send letters to both homeowner and tenant about the deposit still owed.
 - h. Lakeside Lane homeowner expressed her parking, street maintenance, and view of north side of lake concerns. Chuck and Eli will investigate adding irrigation to that side of the lake.
 - i. Another Lakeside Lane homeowner also complained about the view across the lake. Carlos will look at the areas with Luis from Coconut Palm. Another concern is standing water in the swale in the front of her house. Eli and Mike will look into what can be done.
 - j. Lot # 79 – roof will be cleaned. APM sent out letter already.
 - k. Exit walkway to Jog Rd. has grass only and not concrete needed for handicapped access.

7. Adjourn – Meeting adjourned at 12:00 n. Next Meetings: Saturday, May 20, 2017 at 10 a.m.; and Wednesday, June 17, 2017 at 7 p.m., both at the Boynton West Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, May 20, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Chuck Mucciolo, Rob Pickman, and Carlos Souto. Regrets: Jim Lockyer.
2. **Approve Previous Minutes**
 - a. From April, 2017 BOD Meeting. Motioned by Carlos, seconded by Chuck, to accept the minutes.
3. **Treasurer's Reports**
 - a. Report from April, 2017. Motioned by Myra, seconded by Rob, to accept the report. Carlos still needs to get a checkbook from APM, will go up this week. Expenditures over \$500 need to be approved by the board.
4. **Committee Reports**
 - a. Welcome. Nothing to report.
 - b. ARC. Lot # 92 homeowner is fixing the paint on the driveway and removing paint from the sidewalk. Request to add a chain link fence along the back; must show on owner's survey with the ARC application request. Lot # 56 replacing most of landscaping at rear of house; also request to replace driveway with a circular one; this has been approved. Lot # 16 – owner wants to put a fence down to the lake; board discussed and agreed all fences have to meet the community documents' specifications.
 - c. Violations. Observed violation issues for Lot # 24 and Lot # 50 observed will be deferred to the June meeting. Lots # 30, 34, 38, 39, and 52 have boat violations outstanding. A review of which owners have tried to come into compliance will be done and a letter will be drawn up acknowledging their efforts, but informing them they are still not in compliance. The remaining owners will be referred to APM to be sent violation letters.
 - d. Lakes & Landscaping. Carlos is waiting for Coconut Palm to give him a price to deal with the landscaping issues on the east side of Lakeside Lane. Suggestion we ask the community attorney to draw up an agreement related to BWHOA homeowner allowing use of pumps to provide irrigation. We need to hold on this until we get all costs including replacing the homeowner's pump when necessary. Chuck raised a concern about how center island at entrance is looking. Carlos will talk to Coconut Palm about this as well.
 - e. Legal. Nothing new.
5. **Old Business**
 - a. Aerators update. Vertex Water Features has the contract to do the work.
 - b. Weir – repairs completed. Valve has been paid for and is working.
 - c. Gate house electrical upgrade. Work completed on 5/19/17.
 - d. Lot # 76 – request to rework the drainage path in the street in front of this house, as there is standing water constantly present. Eli is still collecting estimates. Request the contract be amended to guarantee the preferred company's repair will fix the problem. We also need to connect the sidewalk at the pedestrian gate to the sidewalk in front of Lot # 92; this needs to be done. Chuck motioned we approve up to \$5500 to hire Walks & Decks, Inc. to repair the valley gutter in front of Lot # 76, repair broken curb in front of Lot # 20, and put in the addition of sidewalk by Lot # 92, motion seconded by Carlos, motion passed.

6. New Business

- a. Bylaws update – In Article VII, Section 2 (b), there is a sentence which contradicts the practice of allowing parking for special events on Aqua Vista Blvd. apron area along the lake. Myra motioned, Rob seconded, to remove this sentence from the Bylaws; motion passed.
- b. Library – no meetings Saturday mornings. Will be reviewed with Jim on his return.
- c. Keypad problems and remedies. Residents complained keypad doesn't work. The sequence is to dial # + 0 + two digit lot # from the keypad. Homeowner to answer by dialing 6 from the responding phone and hold the 6 for a few seconds. In addition, Eli has identified the ribbon is corroded, and it has already been cleaned a couple of times. Carlos made a motion to buy a new ribbon, seconded by Rob, to spend \$550 for the ribbon replacement, motion passed.
- d. Property rental process. We don't have a process to review how many homes are currently rented. Chuck has not been given updates when homes are sold or renters move out, and he maintains the homeowner/tenant contact list. Chuck believes we are below the maximum of 9 homes rented now; he has had a request to approve a new rental. Chuck will review how we are kept current on number of existing rentals, and will discuss with Jim on Jim's return.

7. Adjourn – Meeting adjourned at 11:25. Next Meeting Wednesday, June 21, 2017 at 7 p.m., Boynton West Library

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, June 21, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 7:03 p.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Carlos Souto. Regrets: Rob Pickman.
2. **Approve Previous Minutes**
 - a. From May, 2017 BOD Meeting. Motioned by Carlos, seconded by Mike, to accept the minutes, motion passed.
3. **Treasurer's Reports**
 - a. Report from May, 2017. Motioned by Myra, seconded by Mike, to accept the report, motion passed. Jim provided update of status of funds owed to the HOA by homeowners; the only monies currently outstanding are for demand letters and late fees. Jim will instruct APM to add these to the specific homeowners' accounts for 3rd Quarter fees due.
4. **Committee Reports**
 - a. Welcome. Lenore has been given family details for two new households moving in.
 - b. ARC. Two requests approved; one of the requests had revisions given back to the homeowner.
 - c. Violations.
 - i. A vehicle leaking fluids was towed as it was seen to be a community hazard. The Boynton Waters gmail account was sent an anonymous complaint about the situation. A resident, not the homeowner, did attend the meeting to discuss.
 - ii. About 8 violation notices were sent out about the boats being left in the water. Jim has received legal guidance that the board needs to enforce all regulations and should not be selective about what is enforced. Any members who would like to see changes made in the regulations are invited to follow the process as laid out in the Declarations. Chuck will speak to APM about next steps for violations.
 - iii. Jim will send something out to look at a special meeting to discuss parking.
 - d. Lakes & Landscaping. Carlos will speak with Coconut Palm company about improving landscaping on the east side of the lake across from Lot #73.
 - e. Legal. Nothing new.
5. **Old Business**
 - a. Aerators update. The aerators are in and working; we have to pay the balance of the payments owed. Eli is breaking the aerators in slowly.
 - b. Lakeside Lane – adding irrigation to east side of lake. Carlos is looking for a contact re whoever owns the property on the east side to discuss further. Jim will look into this and will be following up at the next meeting. Adding drain at cul-de-sac – Eli had 3 different contractors come and look, has not received any estimates. Myra motioned, seconded by Eli, to table project to fix drainage in front of homes until we review another project to repair the roads with gutters. To be on the September, 2017 agenda.
 - c. Pedestrian walkway – update re increased cost. Eli Carlos motioned, seconded by Mike, to accept the new proposal for \$3988.00 to add the walkway. Motion passed.
 - d. Keypad problems and remedies. Eli and Chuck are working together to get this fixed.

- e. Property rentals process. Homeowner for Lot # 84 explained his situation with a possible new tenant, expressing concerns about having applications accepted in a timely way. Chuck made a motion that current tenant applicant, seconded by Carlos, be accepted and the tenant allowed to move in.

6. New Business

- a. Jim acknowledged the work put in by Myra to get a local library decision reversed so we can continue to schedule Saturday morning meetings; Carlos for the work put into getting accounts transferred to the new bank; Chuck for work on the violations coordination; Eli for all his assistance, especially for community common property maintenance; and Mike for coordinating new lighting.
- b. Palm trees with frizzle top. Carlos talked to Coconut Palm and asked them to fertilize 5-6 specific trees with special treatment for next several weeks.
- c. Pot hole. Patched by Eli.
- d. Purchaser and tenant approval processes. Board gets information so we know who is moving into the community; applications do not need to be voted on. We can have a maximum of 9 renters. First come, first served regarding order on approval and waiting list. Chuck and Jim will coordinate with APM.
- e. Estate sale. Homeowner is deceased. Jim spoke with the daughter. Community access control is the real concern. Jim motioned, seconded by Mike, that the community not allow estate sales. Motion passed.

7. Adjourn – Meeting adjourned at 8:26 p.m.

Next Meeting Saturday, July 15, 2017 at 10 a.m., Boynton West Library

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, August 19, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Carlos Souto. Regrets: Rob Pickman.
2. **Approve Previous Minutes**
From June, 2017 BOD Meeting. Motioned by Carlos, seconded by Mike, to accept the minutes, motion passed. Note the July meeting had been cancelled, so there are no minutes.
3. **Treasurer's Reports**
Reports from June and July, 2017. We are now fully with Florida Community Bank. APM still showing about \$1900 in BB&T Bank; we will have to ask why they are showing BB&T on statement, as the account has been closed. Carlos to go to APM to review account statements for discrepancies. Motioned by Myra, seconded by Mike, to accept the reports, motion passed.
4. **Motion for Homeowners to Speak Now.** Eli motioned, seconded by Chuck to allow home owners to speak at this point of the meeting. Motion passed. One of the owners for Lot # 76 read a letter to the board (see separate document).
5. **Committee Reports**
 - a. Welcome. New owners Lots # 23, 53, and 56. Lenore will follow up for welcoming activities.
 - b. ARC.
 - i. Lot # 53 new circular driven approved and put in.
 - ii. Lot # 16 violated what was approved for putting a fence. We will send a violation notice and send a letter notifying that we have the right to fix the fence at owners' expense, although we would prefer if the owners fix it.
 - c. Violations.
 - i. Fines committee. We currently have two members on the committee. Jim made a motion we remove one of the owners from the Fines committee; other homeowners think that owner has previously resigned, although not formally with the board. Jim is nominating one of the owners from Lot # 33 and one of the owners from Lot # 40 to reconstitute the Fines committee, seconded by Eli. Chuck has amended the motion that we should add an alternate Fines committee member at a future date. Myra seconded his amendment. Motion with amendment passed.
 - ii. Current violations.
 1. Lot # 1 at gate entrance has put rock in the lake as part of the plan to fix up the eroding shoreline. The work is not yet finished. Myra made a motion, seconded by Chuck, that the ARC Chair check with Lot # 1 owner as to when the work is expected to be completed, and if there is still a concern after the work is completed, the board can review the concern again. Motion passed.
 2. Presently we have two board members on the Violations committee. There is a recommendation that Chuck and Mike identify who might be interested, and invite a third homeowner to join the committee.

3. Lots with recent violations were named; several homeowners have responded and fixed the specific violations.
 4. Jim made a motion that the board put together a proposal to change the section of the Declaration that deals with boats, to allow the boats to be visible from the property, and to be put to the community for a vote at the March, 2018 at the annual meeting. Until that is resolved, the motion included that we will put a moratorium on boat violations, seconded by Chuck, motion passed.
- d. Lakes & Landscaping
 - i. New aerators. Refer to December 17, 2016 minutes for discussion and costs. Jim will check with aquatic company regarding current health of our lake. Eli will check on cost of extending reach of aerators, and we will discuss again at the September meeting.
 - ii. White fly contract. Jim motioned that we sign a new contract with Hometown, with the understanding the contract will automatically renew annually until the company asks for an increase in price, seconded by Carlos. Motion passed.
 - e. Legal. Nothing new.

6. Old Business

- a. Lakeside Lane – adding irrigation to north side of lake, Carlos is waiting to find out if we have electricity on the other side of the lake. We've reviewed the costs and will not be proceeding for now.
- b. Adding drain at cul-de-sacs. Eli has been investigating solutions. Carlos motioned Eli ask further about whether we can get a guarantee there would not be any standing water if we move forward fixing the cul-de-sac in front of Lot # 76, and what the cost would be, and that we decide at the next meeting. Chuck seconded the motion. Motion passed.
- c. Pedestrian walkway. Completed.
- d. Keypad problems and remedies. In process; report on next meeting.
- e. Asphalt repair. Refer to April 29, 2017 minutes for decision to follow up at July meeting. Jim motioned that we move forward with pursuing this, seconded by Mike, with the understanding Jim ask for clarification about the engineering and cost. Final vote to be held at the next meeting. Motion passed.
- f. Parking issues. We continue to receive complaints.

7. New Business

- a. What is covered by our insurance. We have commercial general liability and coverage for the board.
- b. COBWRA representation and expectations. The report will be made available on a regular monthly basis to board members. Add to standing committee on monthly agendas. Eric gave an update as to new development and commercial changes in the immediate area. Eric will invite a GL representative to speak at the next board meeting to review the GL proposal affecting the West Boynton/Delray Beach agricultural preserve area.
- c. APM new proposal. Carlos obtained information about what additional services we can purchase from APM for a total of \$920/month (we are currently paying about \$600/month). Carlos would like to bring APM owner Brian McEntee to a special board meeting so Brian can explain the additional services we would obtain, and answer any board member questions.

- d. Sidewalk cleaning. We got an email from the company asking when we want the sidewalks done for the community. Jim to follow up and check with the company as to an existing contract and to see if a community-wide cleaning can be scheduled for November.

8. Adjourn – The meeting was adjourned at 1:05 p.m. **Next Meeting Saturday, September 9, 2017 at 10 a.m., Boynton West Library**

August 11, 2017

Dear BWHOA Board of Directors,

As members of this community we respectfully request that the Board take a softer stance regarding the interpretation of the "boat" rule, so as to take some time to review and collectively discuss what the true intent of the rule as stated in Section 11 of our Rules and Regulations and Section 14 of the 1992 Declarations was intended to stand for within our community.

It has always been the understanding within the community that the rule was meant to be for making sure that there could never be an instance of a resident having a boat meant for fishing or leisure (i.e. Motor boats, Sailboats, Airboats, Jet Skis....) use outside the community being stored on their property either openly or trailered on the property or driveway. Having been written in 1992 and worded as it is, we believe it could clearly be understood this is what was intended to be enforced. We further feel that this is backed up by the inclusion in Section 24 regarding sailboats. There is no mention at all regarding paddle boats, row boats, canoes, kayaks and the like. Again, we would respectfully ask that a review of the true intent is discussed and considered rather than an adversarial stance being taken regarding this rule when it has never been previously discussed as a potential violation by any other past Boards.

There certainly is no harm being done to the community or lake or any safety concerns. Many of us have been members of this community for over 10 years and cannot fathom why this has become an issue with the new Board. We would encourage the Board to spend some time and read through all the monthly meeting minutes posted to the BWHOA site dating to 2010. There has only been one previous mention of boats after someone must have inquired about putting a sailboat in the lake. It was tabled and then does not show up in any subsequent meeting minutes.

We would welcome further discussion but would again ask that in the collective good of the community and with over 20% of the community accessing our lake in some form, that the current Board have a healthy review regarding intent of rules incorporated 25 years ago. We also would suggest reviewing the effect of no previous Boards enforcing this Board's interpretation of this "boat" rule and how Equitable Estoppel and Acquiescence could be applied to this issue.

Thank you for your consideration.

Respectfully, the Home Owners residing at:

Lot 01	Lot 03	Lot 05	Lot 07	Lot 10	Lot 11	Lot 15
Lot 22	Lot 24	Lot 26	Lot 27	Lot 30	Lot 34	Lot 38
Lot 39	Lot 40	Lot 41	Lot 42	Lot 45	Lot 50	Lot 52
Lot 74	Lot 75	Lot 76	Lot 82	Lot 90		

Boynton Waters Home Owners Association Board Meeting
Tuesday, September 19, 2017
9409 Cascade Court

1. **Call to Order /Roll Call.** Meeting called to order at 6:04 p.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Rob Pickman. Regrets: Carlos Souto.
2. **Approve Previous Minutes**
 - a. From August, 2017 BOD Meeting. Motioned by Mike, seconded by Eli, to accept the minutes, motion passed.
3. **Treasurer's Report**
 - a. Report from August, 2017. Copies of the Treasurer's report were made available, as Carlos did not attend. Motioned by Mike, seconded by Chuck, to accept the report, motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing to report.
 - b. ARC. Nothing to report.
 - c. Violations.
 - i. Fines committee. APM is willing to be the Fines committee if the board approves the new proposal. This will help with continuity as the board membership changes over time.
 - ii. New violations. No new violations have been reported since the board last met.
 - iii. Lot # 16 fence violation. The owners have not yet taken action; they are coming up to the end of the 30 day notice period. Chuck motioned upon expiration of the 30 day notice period that we move forward with the fines process, Mike seconded, the motion passed.
 - d. Lakes & Landscaping.
 - i. Company recent report on lake status. Jim met with lake people. Surveyors came out to check on lake status and did routine spraying. Lake is in good shape.
 - ii. Report on cost of extending the reach of the current aerators. Not yet available; table until October meeting.
 - iii. White fly contract. Hometown came out and sprayed; their contract will automatically renew. They will notify us if they are planning any price increases.
 - iv. Recommendation to not replace trees blown down. Table until October meeting.
 - e. Legal. We have six accounts that are past due. APM will be asked to follow up with our lawyer re sending demand letters and applying liens where needed.
 - f. COBWRA. Meeting for September was cancelled.
5. **Old Business**
 - a. Keypad problems and remedies. Problems are solved. Internet connectivity issue being analyzed with Royce and Comcast re current inability to update the keypad from home computers.
 - b. Lakeside Lane. Myra made a motion to rescind motions/ votes made earlier this year regarding the two items listed next. Rob amended the motion to split the discussion and vote into two separate motions.

- i. Adding irrigation to east side of lake. Chuck seconded the motion to not add irrigation to the east side of the lake. Motion passed. No further action will be taken.
 - ii. Adding drain at cul-de-sac. Chuck seconded the motion to not move forward with adding any new drainage for any of the development cul-de-sacs. Motion passed.
- c. Asphalt repair. Refer to April 29, 2017 minutes for original discussion. Jim reported on clarification of engineering and costs. Proposal from Driveway Maintenance Inc. was discussed. Chuck made a motion that we get an independent civil engineer to assess the stretch of Aqua Vista along the lake, and provide a written report to the board of expected timeline of upcoming issues due to the asphalt crumbling, with a limit of \$2500 cost for the consultation. Rob amended the motion to clearly identify what the deliverable would be, including a report with recommended solutions. Mike seconded the amended motion; motion passed.
- d. APM new proposal. Mike motioned to accept APM's updated proposal to take on more management responsibilities within our current budget, to begin immediately. Chuck seconded the motion; motion passed.
- e. Sidewalk cleaning. A new contract with Green Earth has been signed; we are on the schedule for the first week of November.

6. New Business

- a. Mike will continue to source electronic signs re costs.
- b. Rob offered to be the BWHOA emergency response team captain in the event of a natural disaster like Hurricane Irma, to coordinate identifying and working with block captains to make sure following a major weather event that everyone is okay, doesn't need emergency medical care, etc.

7. Adjourn – Meeting adjourned at 7:27p.m. Next Meeting Saturday, October 21, 2017 at 10 a.m., Boynton West Library

Boynton Waters Home Owners Association Board Meeting
Saturday, October 21, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:04 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Rob Pickman.
2. **Approve Previous Minutes**
 - a. From September, 2017 BOD Meeting. Motioned by Mike, seconded by Rob, to accept the minutes, motion passed.
3. **Treasurer's Report**
 - a. Report from September, 2017, presented by Jim. Motioned by Eli, seconded by Mike, to accept the report, motion passed.
4. **Committee Reports**
 - a. Welcome. New residents are moving in.
 - b. ARC. One driveway painting request approved by the committee.
 - c. Violations.
 - i. Current violations. We started with APM Report of violations as of 10/20/2017. The board can agree to fine people, and the Fines committee can agree or not.
 - ii. Fines committee. APM can't be the Fines committee, we can use an arbitration system, which would be \$350 per event, per legal opinion received. Florida Statute 720 requires 14-day notice and opportunity for a hearing before a Fines committee hearing can be held. We need to establish a Fines committee. We have 2 residents who have agreed to serve – Jim has nominated them, seconded by Chuck, motioned passed. Jim has started looking for a 3rd person, and suggests we identify a 4th person as alternate. Needs to be discussed at the next board meeting.
 - d. Lakes & Landscaping.
 - i. Recommendation to replace trees blown down – the Japanese tree fern was originally picked to help provide privacy. These trees have been on both the north and side of the entrance. Jim asked Chuck to help coordinate looking at what would work best for replacement vegetation. Jim made the motion, seconded by Eli, to get pricing for 3 or 4 trees on the south side of the entrance, and replace the 2 flowering trees in the middle of the median, to report back at the next meeting. Motion passed.
 - ii. No flooding from Hurricane Irma, except for around some of the catch basins.
 - iii. The community spent \$3500 to have our yard debris from Hurricane Irma picked up.
 - e. Legal, and BWHOA Attorney Selection. Our present attorney is Scott Stoloff, originally set up through Eric last year. His firm has a working relationship with APM. Jim motioned we stay with this firm for now, and ask Scott to attend a board meeting in November or December. Seconded by Eli, motion passed. We have 5 residences turned over to the attorney's office for follow up.
 - f. COBWRA. Eric Malkin provided an update. Growth management summary was provided. There are 14 new commercial applications. Myra requested COBWRA minutes be forwarded to the whole board.
5. **Old Business**

- a. Keypad – internet connectivity. Chuck has not been able to connect with his wi-fi; he’s been working with Royce to figure out. Rob has been successful connecting by using his phone as a wi-fi hot spot. Resident information is currently being updated at the gatehouse itself. Discuss again at next meeting.
- b. Aqua Vista Blvd. Repair – Civil Engineer Report. We haven’t gotten the report yet. Jim was with the field maintenance rep who came out. Jim has had 2 proposals from companies which could be contracted to do road maintenance, to be reviewed at the next meeting, and will see if he can find another company to make a 3rd company. January and February would be good times to get the work done, so it would be good to get on a company’s schedule.
- c. Electronic Sign cost. Mike is working on getting information about signs.
- d. Community emergency preparations. Rob has been trained by Palm Beach County as an emergency responder. Rob’s prior community had block captains and used walkie-talkies after the storm was over. The block captains knock on doors and ask residents if they are okay or need any help. We have 2 trained medical personnel who are willing to help with first aid. Rob has ability to contact PBC for major emergencies. We have a couple of people with trucks who could be called upon to help move trees blocking roads or the entrance. Mark and Robert Halmo, Greg Sciacca, and Linda DelPopolo offered to help during the meeting. Put on agenda again for January to get an update.
- e. Extension of aerators. Eli got an estimate to add extensions to the existing 2 aerators. Jim motioned we move forward with adding the extensions, seconded by Myra, motion passed. Eli will look after this.

6. New Business

- a. FEMA. Jim spoke to 3 people at FEMA about our getting reimbursed for yard debris removal. FEMA does not cover this cost. HR3238 act in U.S. Congress to get funds from FEMA to assist with our kind of cleanup; this bill has not yet been passed.
- b. Interim Report from Boats Committee re BWHOA Docs Change. Jim distributed proposed changes to the Declarations, to be put on a ballot for the next annual general meeting, attached to these minutes. Discussion with feedback about the proposed changes ensued. Review again at next board meeting. Linda DelPopolo offered to work with Jim to coordinate recommended changes. The changes will need to be mailed out to homeowners in February, 2018. Jim attended a seminar on Declaration changes, where the recommendation was to make one major change at a time.
- c. Replacement of electrical panels at guard house. The circuit breaker panels are rusty and need to be replaced. Mike has a proposal for \$1500, and made motion we get it done, seconded by Chuck, motion passed.
- d. Parking. Discussion about recent parking issues and a suggestion to alternate parking between odd and even numbered addresses on a monthly basis. Jim is asking for recommendations so parking changes can be presented for a vote at the annual general meeting. Based on current documents, both ByLaws Article VII Section 2 (b) and Rules and Regulations Section 11 B. will need to be updated if the changes are approved. See first draft attached to minutes.
- e. A request was made to revisit the drainage situation for north side of Lakeside Lane at next board meeting.

7. Adjourn – The meeting was adjourned at 12:02 p.m. Next Meeting Wednesday, November 8, 2017 at 7 p.m., Boynton West Library

Draft #1 Subject to Change Draft #1 reviewed on 10/21/17

Ballot for BWHOA annual meeting. The ballot must be presented in person by the homeowner only at the annual meeting.

Declarations Article VI, Section 14, A reads as follows: No trucks or commercial vehicles, campers, mobile homes, motor homes, BOATS, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on any lot, except only during the periods of approved construction on said lot and except that they may be stored within garages or behind patio walls if not visible from the streets, any lot or common area. The term "Trucks" does not include pick-up trucks unless such pick-up truck is a commercial vehicle. The term "Commercial Vehicle" shall include any truck, van, and vehicular equipment which bears signs or shall have printed on same some reference to any commercial undertaking or enterprise. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services. If Declarant shall elect to include a storage area for such vehicles within the Properties, all such vehicles, Boats, etc. must be stored within such area or within the garage located on a lot.

Under this proposal the word “BOATS” would be eliminated from Section 14, A and Section 14, A-1 would be added as follows:

Boats are allowed to be anchored in the water behind homes. When not anchored in the water, they must be stored in a garage, behind a wall or hedge and not be visible from the streets, any lot or common area. The anchoring shall in no way interfere with the easement that runs around the waterways.

No dock, structure, floating devise, pilon, or anything other than a metal anchor is to be used to keep the boat in place behind the home. The anchor should be in the water and generally unseen.

_____ For the Changes to Section 14, A and the addition of 14, A-1 (an X in the space means you vote to allow boats as stated)

_____ Against the Changes to Section 14, A and the addition of 14, A-1 (an X in the space means Section 14, A will remain as is with no changes)

NOTE: Changes to Declarations require a positive vote of 75% of the homeowners or 69 votes.

Draft #1 Subject to change 10/21/17

Changing the parking chaos issue

We call for a floor vote at the annual meeting (which I think should be held on March 10 or 24) to change the Bylaws as follows:

Bylaws Article VII, Section 2, (b) reads as follows: A towing company to be chosen by the Board of Directors shall post a legible sign near the entrance to Boynton Waters. The sign shall warn members, guest, or invitees that illegal vehicles, boats, trailers, etc. as described in the Declarations (Sections 14 A&B) will be towed at the owners expense after 24 hours notice by any member of the Violation Committee or the Fine Enforcement Committee.

Our current Towing Company is Blake's Towing and Transport, 1300 W. Industrial Ave. #102, ste 102, Boynton Beach, Fl 33426, Phone 561-737-3303, Fax 561-734-7737

Change Bylaws Article VII, Section 2 (b) to read as follows: A towing company to be chosen by the Board of Directors shall post a legible sign near the entrance to Boynton Waters. The sign shall warn members, guest, or invitees that improperly parked vehicles may be towed at the owners expense.

Anyone entering Boynton Waters should be aware that parking is permitted on the even numbered side of the street only. Do not block any driveway, fire hydrant, or mail boxes, do not park within 50 feet of a stop sign and the vehicle should face in the direction of the traffic flow. Additionally,

there is no parking blocking the sidewalk or parking in the swale area (this is the area between the sidewalk and the roadway regardless of pavers or concrete).

Extra parking permits needed for special events can be obtained through APM/ARC and would be along the North side of Aqua Vista Blvd. Without a permit, there is no parking along Aqua Vista Blvd.

Please follow these rules and also make guest aware of them in order to keep our roadways safe.

Failure to comply may result in the vehicle being towed.

BWFOA, Board of Directors

Boynton Waters Home Owners Association Meeting Minutes
Wednesday, November 8, 2017
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 7:00 p.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Rob Pickman.
2. **Scott Stoloff, attorney from Dicker, Krivok & Stoloff, P.A.** Scott provided information on what his firm does, in house counsel for associations. Our HOA is his firm's client.
3. **Approve Previous Minutes**
 - a. From October, 2017 BOD Meeting. Motioned by Mike, seconded by Eli, to accept the minutes. Motion passed.
4. **Treasurer's Report**
 - a. Report from October, 2017. Jim read the report prepared by the APM bookkeeper. Motioned by Rob, seconded by Mike, to accept the report. Motion passed.
5. **Committee Reports**
 - a. Welcome. Lenore contacted 3 homeowners, trying to get together.
 - b. ARC. One applicant for hurricane shutters on the lower level, to match upper level, application approved. The ARC committee will be electing a new chairman in the near future.
 - c. Violations.
 - i. Current violations. Our APM property manager Sai provided details on open violations to the board. When a violation has reached at least 31 days, Sai will check to see if the violation has been addressed. If it has not been corrected, APM will notify the homeowner that the Board is fining the homeowner \$100 per day (not to exceed \$1000 total). The homeowner can dispute the fine before the fines committee at the date and time of next Board meeting, or the one after that if the next one is sooner than the 14 day notice required. If the fine committee agrees with the fine, it is entered onto the homeowner's ledger. If the fines committee does not agree, the fine is not entered onto the homeowner's ledger. The Board does the fining. This process will be following the Bylaws as currently written.
 - ii. Fines committee. Consists of Ursula Rothe, Mark Halmo, and Heidi Somers, plus Wayne Keyes and Elena Conte as alternates. There will need to be a chair and vice-chair; minimum of 3 members need to be in attendance to make decisions.
 - iii. Trailer & large truck parking, and older violations, are being addressed.
 - d. Lakes & Landscaping.
 - i. Pricing for replacement trees – entrance on south side, and median. Mike sent out 4 requests for bids, only got 1 response. Mike asked to get pricing for 4 trees. Chuck motioned we replace 4 trees on the right side of the entrance not to exceed \$3000, seconded by Rob, motion passed.
 - ii. Entry landscaping maintenance in conjunction with tree replacements. Chuck offered to head up an ad hoc committee to review the rest of the entrance plantings.
 - iii. Royal palms need more treatment for frizzle top; Coconut Palm should continue to treat.

- e. Legal. Homeowner for Lot # 90 requested that a \$25 late fee and other financial differences be resolved. Rob motioned that APM research the situation as to why the fees grew to the current state, and all BWHOA late fees and charges be waived. Sai is asked to work with LuAnn at APM as to why this was referred to the attorney, seconded by Chuck. Motion passed.
- f. COBWRA. No report.

6. Old Business

- a. Community roads maintenance. Aqua Vista Blvd. Repair – Civil Engineer Report. Chuck will continue to request it.
- b. Proposals and board vote. Jim got a recommendation we could wait anywhere from 1-3 years before resealing the roads. Jim made a motion that we revisit the discussion in May, 2018 to determine if we want to make any limited patch repairs, seconded by Chuck. Motion passed.
- c. Electronic Sign cost. Mike has not had a response yet.
- d. Extension of aerators. Will be done on 11/10/17.
- e. Interim Report from Boats Committee re BWHOA Docs Change. Linda has been soliciting input and is asking if this can be a rule change. A legal opinion will be sought as to whether a change can be made by the board passing a rule, rather than changing the Covenant.
- f. Replacement of electrical panels at guard house. Done.
- g. Sidewalk cleaning. Done.

6. New Business

- a. Request to revisit north side of Lakeside Lane drainage issues. Mike tried to call contractors. Will continue to follow up.
- b. Resident expressed concern that grass on BW owned property across the lake is not getting cut. Coconut Palm staff will be asked to cut the grass.

7. Adjourn. Meeting was adjourned at 8:35 p.m. **Next Meeting Wednesday, December 5, 2017 at 6:30 p.m., Boynton West Library**



**Boynton Waters Home Owners Association Budget & Board Meeting Minutes
Tuesday, December 5, 2017
Boynton West Library**

BUDGET MEETING

1. **Call to Order /Roll Call.** Meeting called to order at 6:34 p.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, and Jim Lockyer. Regrets: Chuck Mucciolo and Rob Pickman.
2. **2018 Budget.** Jim presented amendments, and proposed we accept the budget. Eli seconded the motion, and it passed.
3. **Adjourn.** Budget meeting adjourned at 6:52 p.m.

BOARD MONTHLY MEETING

1. **Call to Order /Roll Call.** Meeting called to order at 6:53 p.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, and Jim Lockyer. Regrets: Chuck Mucciolo and Rob Pickman.
2. **Approve Previous Minutes**
 - a. From November 2017 BOD Meeting. Motioned by Mike, seconded by Eli, to accept the minutes. Motion passed.
3. **Treasurer's Report**
 - a. Report from November 2017.
 - i. The report for November is being deferred until January 2018, as the bank does not send out the statement until between the 6th and 8th of the month, and November's statement has not yet been received and reviewed.
 - ii. Ten accounts are in arrears; two of those are with the attorneys; five have late fees and assessments; and three are for late fees only. Reminder letters have been sent to all homeowners except for those with the attorneys, asking that balances outstanding be paid by 12/10/2017. Jim motioned that a third and last reminder letter be sent asking for all balances outstanding be remitted by 12/26/2017 or the accounts will be turned over to the attorneys. Myra seconded the motion, and the motion passed. Jim will discuss the last reminder letter with Sai from APM.
4. **Committee Reports**
 - a. Welcome. Lenore made attempts to meet with the new people, and will try contacting them one more time.
 - b. ARC. One request to put in a fountain and another request to do an exterior painting; both requests have been approved.
 - c. Violations.
 - i. Current violations. The owner for Lot # 73 was upset by a letter received from APM about missing screens. She is working on getting repairs done. Jim will talk to Sai about forgiving missing screen panels for now, and not inspect again until January 2018, seconded by Eli, motion passed.

- ii. Fines committee. Jim motioned that Linda DelPopolo and Carlos Souto be appointed as alternates for the Fines committee, seconded Eli, motion passed.
 - 1. Lot # 16 - Vote to Fine. Motioned by Jim, seconded by Myra, to give notice that starting in 14 days, the fining process will begin.
 - 2. Hearing for Lot # 49 was held, with a decision by the Fines Committee to uphold the fine of \$900, which will be applied to the homeowner's account.
- d. Lakes & Landscaping.
 - i. Pricing for replacement trees – entrance on south side, and median. Mike still waiting on pricing. Table until January 2018 meeting.
 - ii. Entry landscaping maintenance in conjunction with tree replacements.
- e. Legal. Nothing new.
- f. COBWRA. Nothing new.

5. Old Business

- a. Community Roads Maintenance – Written Report Recommendations. We have received the written report from the civil engineering company. Table making any decisions about repairs until next year.
- b. Electronic Sign Cost. Mike is still investigating, revisit at January 2018 meeting
- c. Interim Report from Boats Committee re BWHOA Docs Change – Request for New Rule. Following discussion, a sentence from Linda's draft to be added to a version drafted by Jim to explain the new section. Jim made a motion to redo BWHOA Rules & Regulations, Section 11, by adding a new sub-section A-1, attached at the end of these minutes. Mike seconded, motion passed. This new addition is to take effect immediately.
- d. Request to revisit north side of Lakeside Lane drainage issues. Still waiting on pricing, revisit at January 2018 meeting.
- e. Letter to homeowners will be sent out next week with the 2018 assessment coupons.

6. New Business

- a. Lot # 64 Occupancy. APM will send a letter to the homeowner asking for clarification about the unapproved occupants who have moved in, and treat them like a normal application for new renters.
- b. Jim motioned that the board reinstate Carlos Souto as a board member, seconded by Mike, motion passed.
- c. Lot # 59; renters are leaving next month.

7. Adjourn – Meeting adjourned at 8:23 p.m. Next Meeting Monday, January 8, 2018 at 7:00 p.m., Boynton West Library

New Section Rules & Regulations, 11, A-1.

- 1) Boats. The previous paragraph addresses the storage of boats on a lot. This subsection addresses the storage of boats in the lakes, and the following shall apply.

- a) Boats may be anchored/tethered in the water behind homes, and only behind the lot of the boat owner, except when one boat owner visits another owner's lot. Boats must be in the water, and may not be left on the banks of the lake.
- b) The anchoring/tethering of the boat must be to a metal or wooden post no more than 18" above ground, and within 5 feet of the normal water line. Use of a "dead man anchor" buried under the grass near the water is also permissible.
- c) No dock, pylon, floating device, or structure of any kind is to be used to keep the boat in place anchored/tethered behind the home. The boat must be kept in place and not be allowed to float onto or near other lots or common areas. The boats may not interfere in any way with the easement that runs around the lake.
- d) Boats utilizing the lake may not be greater than 14' in length; pontoon and inflatable boats are prohibited.
- e) All boats used on the lake must be owned by the resident or the lot owner only. No anchoring/tethering of boats by non-residents is permitted.
- f) Boats shall be maintained in good appearance and condition, not hold standing water, left to partially or wholly sink, or otherwise become a visual nuisance as determined by the Board of Directors. Any boat not meeting these and the previously listed standards may be removed at the owner's expense after a 15-day notice of non-compliance has been issued.
- g) In the event of a hurricane warning or watch issued by the U.S. National Weather Service, all boats must be removed from the water and stored in accordance with Section 11 A. of the Rules & Regulations. Boats left in the lake after 24 hours of a warning or watch may be removed by the HOA, with all removal and storage costs borne by the resident or lot owner.
- h) Homeowners are responsible for any damage caused by boats to neighboring properties or common areas.