

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, January 30, 2016
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 10:03 a.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes from December, 2015 BOD Meeting.** Motion by Eli to accept the minutes, seconded by Eric.
3. **Treasurer's Reports**
 - a. From December, 2015 BOD Meeting. Motion made by Eric to accept the report, seconded by Eli, motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Extending driveway at one lot has been completed. Lot #40 has requested exterior painting approval; house is under renovation.
 - c. Violations. Most of the recent violations have been corrected; Eric will bring a list to the next meeting. A second drive around is planned for early February.
 - d. Lakes & Landscaping. Landscaper has sprayed for dollar weed on Aqua Vista; will have to repeat as still bad, and the extra rain has contributed to the problem. Lake Worth Water Management has advised to keep the lake weir closed.
5. **Old Business**
 - a. Lot # 66. Auction was postponed. Jim spoke to the daughter, who requested an account statement.
 - b. APM needs to transfer reserve funds to the new reserve accounts as soon as possible. APM has to give us a check for the surplus to be applied to the new accounts to get to a zero balance for 2015. Carlos will meet with APM on Monday.
6. **New Business**
 - a. March Annual Meeting. We need to get our package in the mail at least 30 days prior to March 26; we should aim to get in the mail by February 15. We need to get resumes from anyone interested in running. Need to put a ballot together. Jim will do a brief letter. We will ask APM to copy and send out. We should ask if anyone is interested in running. Suggestion to send out group email and post on the web site.
 - b. Demand Letters/ lien filings. Lot #84 is behind two quarters and has a tenant; will be turned over to our attorney to manage. Lien filings will go through the attorney. Suggestion to use APM to handle demand letters in future. Nine homeowners owe money, for a total of \$4000.
 - c. Eric made a motion that we put speed bumps on the south and north sides on all the streets in the development, seconded by Mike. The motion was amended by Eric to specify the speed bumps are to be positioned in the middle of the streets as measured from Aqua Vista Blvd, and not placed in front of any driveways. The amendment was seconded by Eli. Motion passed.

- d. Suggestion from homeowner to put a bulletin board on our website. Understanding is that the association websites need to be open for everyone.
- e. Gate access program – We need to get technical support to back up the database. Homeowner found out we need to spend \$50 for the company to provide technical support. Myra made a motion we spend \$50 to get technical support; seconded by Eric; motion passed.

7. Adjourn – Meeting adjourned at 11:07 a.m. Next Meeting Scheduled for Wednesday, February 24, 2016 at 7 p.m., Boynton West Library

Boynton Waters Home Owners Association Board Meeting
Wednesday, February 24, 2016
Boynton West Library

Call to Order /Roll Call. The meeting was called to order at 7:03 p.m. Present were Eli Blinderman, Myra Ehrman, Jim Lockyer, Eric Malkin, and Carlos Souto. Regrets from Kip Brandup and Mike Hansen.

- 1. Approve Previous Minutes from January, 2015 BOD Meeting.** Motion made by Eli, seconded by Eric, to accept the minutes.
- 2. Treasurer's Reports**
 - a. From January, 2015 BOD Meeting. Motion made by Myra, seconded by Eric, to accept the projection for the report. An up-to-date report will be available at the Annual General Meeting on March 26, at the Annual Homeowners' meeting.
- 3. Committee Reports**
 - a. Welcome.
 - b. ARC. Lot #40 has been making improvements and working with the ARC for specific requests.
 - c. Violations. Two households have had second notices for violations not yet corrected. The committee will get together again next week.
 - d. Lakes & Landscaping. We will be looking for volunteers to join the committee at the Annual Homeowners' meeting.
- 4. Old Business**
 - a. Gate cameras needing replacement. We have 8 cameras; at least 3 are no longer working. Rob, Eli, and Jim will do additional research over the next month to learn more about the possibility of replacing the DVR as well as purchasing new cameras.
 - b. Demand letters. Three households have significant amounts owing. Jim will be turning these accounts over to the lawyers to handle. There are new households not paying the late fee. One account will be turned over to the Palm Beach County Sheriff's office to deliver the payment due notice.
 - c. Additional lake bubblers (carried forward from 10/17/2015 minutes). Eric motioned, Myra seconded, to defer any further decision-making until the August, 2016 meeting, unless a problem arises before then.
 - d. For March Annual Meeting – Question about increasing annual dues so property maintenance for all homes in the community will be looked after by one company (carried forward from 10/17/2015 minutes). No one moved to discuss this topic further.
- 6. New Business**
 - a. Web site/Go Daddy. We are paid up with Go Daddy until June, 2017, but Go Daddy is ending their current service model at the end of this year. Eric moved, Eli seconded, that Jim speak with a Go Daddy representative and is authorized to spend up to \$300 to put the necessary changes into effect..
 - b. Gate transponder management. Eric motioned, seconded by Carlos, that no one gets a transponder without filling out the form completely and provides both the completed form and a check for \$35 as payment either to a board member, or sends it to the BWHOA post office box. Jim will notify APM the access control form needs to be completed in full. Note to owners: Both the windshield visor and key fob have a 12 month manufacturer's warranty on them, so any defective transponders turned in before the warranty expires will be replaced without the homeowner having to pay \$35 again.
 - c. Our tax filing needs to be completed for 2015; Eric motioned, seconded by Eli, to ask the accountant who has been doing this for the last several years to do this again for the 2015 tax year.

- 7. Adjourn – Meeting adjourned at 8:15 p.m. Next Meeting Scheduled for Saturday, March 26, 2016 at 10 a.m., Boynton West Library. Annual Homeowners' Meeting, to be followed by meeting of the new Board of Directors.**

Boynton Waters Annual Homeowners' Meeting Minutes
March 26, 2016 at 10 a.m.
Boynton West Library

- 1) Call to Order/ Roll Call. The meeting was called to order at 10:15 a.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto.
- 2) Board Nominations
 - a. Nominees' Short Statements. No additional statements were made.
 - b. Ballot Count (concurrent with the meeting). Ros Kline, Lauri Mucciolo, and Rob Pickman reviewed the ballots.
- 3) Approval of Minutes for Annual Meeting Held March 21, 2015. Eric motioned, Carlos seconded, to accept the minutes.
- 4) Treasurer's Report
 - a. Report for 2015. Our BBT accounts have been closed, and money disbursed to reserve accounts. Carlo provided the details. Eric motioned, And Eli seconded, to accept the report. Motion passed.
 - b. The 2015 taxes were done and sent to the IRS.
 - c. Proposed Budget for 2016. This was sent out to homeowners in December, with payment coupons for 2016.
- 5) Committee Reports
 - a. Welcome. No report.
 - b. ARC. One request came in.
 - c. Violations. Eric would like to reorganize the committee at the regular board meeting which will immediately follow this one.
 - d. Lakes and Landscaping. Jim was nominated to be the chair of a committee, and will serve as liaison with Major League Landscaping. We look to Aquatic Systems to provide information on the health of our lake.
- 6) 2015 Annual Report. Handle through APM – they handled last year. The secretary was asked to email minutes from this meeting to APM so they file it with the state.
- 7) Completed 2015 Projects Review.
 - a. Major League Landscaping was contracted to provide services for common community property maintenance. Jim reported on the different services we are now receiving. A bad problem with dollar weed on Aqua Vista Blvd. is currently being treated.
 - b. Gates – we now have one company which replaced all major components, and we have contracted with one company to provide quarterly maintenance.
 - c. New plantings put along Jog Rd. to help with natural barriers.
 - d. Street and stop signs were replaced, including adding street signs on both sides of Lakeside Lane and Watercourse Way.
 - e. Reserve accounts – new accounts set up for gates, streets and sidewalks, and emergencies (main).
- 8) Old Business. Last year's new business has been addressed during the past year.
- 9) Election Results. Mike DeCrescenzo was elected and Myra Ehrman was re-elected. Two more nominees were written in, but declined to serve on the board.
- 10) New Business
 - a. Legal Committee. Jim proposed we set up a legal committee which he is willing to head. Eric motioned that we set up a legal committee, Eli seconded, to appoint Jim as head of a legal committee; motion passed.
 - b. Please give us any updated email addresses. Email is no longer sent for important communications, including regular community assessments.
 - c. Lot # 69 rental. Owner approached the board to get permission for current renters' children to move into the house. Mike motioned a background check on the children be required (not full application process), seconded by Eric, motion passed.
 - d. Any questions from homeowners, or membership proposals of new projects.
 - i. Rob Pickman introduced himself as the person who now has responsibility for providing gate access devices (either key chain or visors), and also does programming of the gate access. When a new device is requested, a form must be downloaded from the web site, completed, and sent to Rob.
 - ii. Rob Pickman came from another community where major changes to HOA documents could not be made due to the required number of votes needed to pass any new changes. Do we want to consider

revising the percent required of passing votes? Guidance provided about how documents for the community work. Rob is welcome to follow up if he would like.

- iii. Mold and mildew on our entrance signs – can they be cleaned? They were cleaned when sidewalks were cleaned, but mold came back within a few weeks. Deferred to the next new board meeting, to follow up.
- iv. Concern about the parking changes made several months ago; one neighbor has multiple cars parked permanently on the street. The next board can change the Rules and Regulations, or homeowners can put a written proposal to the board requesting a change to the Bylaws. Mike offered to help with the process to change the Bylaws, or we can agree to change the Rules back.
- v. Request to have better holiday decorations. Mike and Eric have offered to do the decorations; otherwise it would take 5-6% of our annual budget to do this professionally.

11) Adjournment of Annual Homeowners' Meeting. The meeting was adjourned at 11:14. **Upcoming board meetings: Saturday, April 16 at 10 a.m. and Wednesday, May 18 at 7 p.m.**

Boynton Waters Board Meeting Minutes
March 26, 2016 at 10 a.m.,
Boynton West Library

1. Convening of First Meeting New Board. The meeting began at 11:28 a.m.
 - a. Appointment/ Election of Officers for 2016-2017 Term. Present were Kip Brandup, Mike DeCrescenzo, Myra Ehrman, Mike Hansen, Eric Malkin, and Carlos Souto. Eric was nominated and voted to be president, which he accepted. Mike DeCrescenzo was nominated and voted to be vice president, which he accepted. Carlos is willing to continue as treasurer if he does not have to make trips to APM. Eric has agreed to help as long as he will not be responsible for any bookkeeping and calculations. Carlos was nominated and voted to be treasurer, which he accepted. Myra Ehrman was nominated and voted to continue as secretary, which she accepted. Kip will continue to head Special Projects. Paul Ehrman will continue as webmaster.
 - b. Taxes were done for last year. Discussion about how we could use our web site, including storing important documents. We can use Google Docs associated with our g-mail, and assign permissions. Mike will get together with Jim about turning over the g-mail account and will change the password with the turnover of the board membership.
 - c. We need to have a physical mailbox for mail delivery, for items such as the Comcast account. The official address is 9100 Aqua Vista Blvd. We'll put the numbers 9100 on the door of the gatehouse on the exit side, inside the gate and add a lockable mailbox. For our web account, Go Daddy does not send hard copy invoices or accept checks for payment, so that will be paid by personal credit card and then expensed.
 - d. Eric distributed contact information for APM, and HOA Procedures for ongoing monthly board responsibilities.
 - e. Gate camera replacement. Discussion about the value of replacing the entire system, to allow for better definition of who was driving, license plate #s, etc., including re-running wires. Eric asked this be deferred to the next board meeting, at which time the board can review and vote on a complete proposal, including pricing for two competing systems.
 - f. We will ask Chuck Mucciolo to add Mike DeCrescenzo to the Residents' List distribution list.
2. Board Meeting Adjournment. The meeting adjourned at 12:07. **Upcoming meetings: Saturday, April 16 at 10 a.m.; Wednesday, May 18 at 7 p.m.**

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, May 18, 2016
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 7: 06 p.m. Present were: Kip Brandup, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. February, 2016 BOD Meeting. Carlos motioned and Mike D. seconded to accept the minutes.
 - b. March, 2016 BOD Meeting. Carlos motioned and Mike D. seconded to accept the minutes.
3. **Treasurer's Reports**
 - a. Report from March, 2016 BOD Meeting. Mike D. motioned and Carlos seconded to accept the minutes. Carlos presented the April report.
4. **Committee Reports**
 - a. Welcome. No report.
 - b. ARC. Some minor changes have been approved for Lot # 66.
 - c. Violations. One violation is still in progress. All new violations will be sent from APM, including overdue fees demand letters.
 - d. Lakes & Landscaping.
 - i. LWDD grass and fish follow up. Carlos is waiting for contact for Rosemary Raymond, and will follow up regarding the fish.
 - e. Legal. No report. Chuck Mucciolo is willing to volunteer.
5. **Old Business**
 - a. Gate cameras needing replacement. Research done on purchasing a 16 channel DVR system with 8 cameras, expandable to 16 cameras. Carlos motioned we spend up to \$3500 to buy and install the new camera system. Myra seconded and the motion passed.
 - b. Documents saving electronically via Google Docs. Tabled as Mike Hansen couldn't make the meeting until later due to weather.
 - c. Physical mailbox on guardhouse door – exit side. Eric sent an invoice to APM, and Mike Hansen will install it.
 - d. Parking. Eric will find out at the COBRA Safety and Security meeting next week what other neighborhoods do.
 - e. Speed bumps. Approved January 30, 2016. Eric will investigate if plateau style humps are more effective. Eric will find out at the COBRA Safety and Security meeting next week what other neighborhoods do.
6. **New Business**
 - a. Mold and mildew on community entrance signs. Carlos has offered to go over the signs with JoMax and a brush, and then seal. Myra motioned that Carlos be approved to purchase and invoice for the materials. Mike D. seconded, and the motion passed.
 - b. AT&T community upgrade. Eric got an email from AT&T that they are coming in to replace fiber optics.
 - c. ATM debit cards. Mike H. made a motion the board sign off on a debit card in the name of the treasurer only, with specific receipts to be tallied and provided in the monthly treasurer's report. Seconded by Mike D. Motion passed. All board members are responsible for printing this resolution, signing it, and handing it in to Eric.
 - d. APM invoices. Eric advised we need an invoice for everything.
 - e. APM signers on account. Carlos and Eric are signers, and Mike D. will be added.

- f. APM bank address for HOA payments. There had been a problem with the Center Bank's P.O. address and the bank. Eric spoke with a bank representative who clarified the situation. Homeowners should continue to use the Port St. Lucie P.O. box address which is on the envelopes sent out by APM at the end of 2015 until December 31, 2016. New envelopes will be mailed at the end of 2016 for 2017 quarterly fees.
- g. Special parking project designed previously by Kip and Eli Blinderman needs to be finished with 6 permanent sign holders for 3 defined areas, up to a maximum of \$350. Kip made a motion to have the work finished, seconded by Carlos. Motion passed.

7. Adjourn – Motion to adjourn by Carlos. Meeting adjourned at 8:15 p.m. **Next Meeting Scheduled for Wednesday, June 22, 2016 at 7 p.m., Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, June 22, 2016
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 7:03 p.m. Present were: Kip Brandup, Mike DeCrescenzo, Myra Ehrman, Mike Hansen, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. From May, 2016 BOD Meeting. Motioned by Carlos, seconded by Mike D., to accept the minutes as written.
3. **Treasurer's Reports**
 - a. Report from May, 2016. Motioned by Mike, seconded by Myra, to accept the report.
4. **Committee Reports**
 - a. Welcome. Committee is not active.
 - b. ARC. One application for a dog fence in the backyard, meets the regulations.
 - c. Violations. All violations have been addressed except for one lot.
 - d. Lakes & Landscaping.
 - i. Major League has reported a couple of homeowners are placing their yard waste on common areas, which means those areas cannot be properly cleaned up. Eric will arrange to have a letter sent to remind all homeowners they must place yard waste in front of their own homes.
 - ii. LWDD grass and fish follow up. Carlos is still waiting for the contact phone #.
 - iii. Jog Rd. north side needs something put down to keep new plants growing.
 - e. Legal. APM requires direction to apply additional fees to specific accounts. Lot # 55 is behind in paying a number of fees. Eric will be meeting with APM tomorrow.
5. **Old Business**
 - a. Gate cameras needing replacement. 16 camera system, with 8 cameras included, has been purchased. Chuck Mucciolo and Rob Pickman are moving forward with the implementation.
 - b. Documents saving electronically via Google Docs. Table until next board meeting. Paul Ehrman agreed to assist.
 - c. Physical mailbox on guardhouse door – exit side. Mike H. has received the mailbox, still in cartons. Mike will get a couple bags of concrete so it can be installed. The address can be applied to the mailbox so all post office delivery people will be able to see it. The PO Box will be cancelled.
 - d. Parking. Eric will arrange for someone to put the post holders for the signs in the ground.
 - e. Speed bumps. The topic of speeding will be addressed through a newsletter to the homeowners.
 - f. Price of gate transponders. No changes to current pricing.
 - g. Mold and mildew on community entrance signs. The signs have been recently cleaned thanks to community volunteers. The signs will be stained next to keep up the appearance.
 - h. ATM debit card. Eric will speak to APM tomorrow.
 - i. Lot # 66 Resolution. House was bought at auction by current development homeowners. A check was presented to Eric to pay off the fees as agreed. The account will be adjusted back to zero dollars owed.
6. **New Business**
 - a. Pedestrian Gate Code Management. One thousand codes were set up per street. Jim and Eli have the list. Eli will make a copy and get it to Eric. Mike H. will continue to take care of it.
 - b. Entrance lighting. Mike D. is getting a proposal to change the light fixtures at the entrance, install LED lights, and add lighting where there isn't any, such as the path to the pedestrian gate. He will bring this information to the next board meeting.
 - c. Concerns brought forward by the community about the landscaping company: hedges haven't been trimmed, lawns are being cut too high, irrigation is either running daily or not at all, lawns on the

other side of the lake are not being mowed, trees are not getting trimmed, Aqua Vista palms need to be fertilized. Ros Kline has volunteered to assist Jim Lockyer in monitoring as to whether the landscaping company is meeting the contracted terms. Eric will send Jim an email as to what is being requested, and then Major League's owner will be asked to attend a special board meeting.

Homeowners who are raising the concerns are being asked to put their specific concerns in writing.

- d. Mold and mildew on sidewalks – cannot be repaired unless the sidewalks are replaced. To replace the sidewalks would require a special assessment on all homeowners.

7. Adjourn – Meeting was adjourned at 8:03 p.m.

Next Meeting Scheduled for Wednesday, July 20, 2016 at 7 p.m., Boynton West Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, July 20, 2016
Boynton West Library

- 1. Call to Order /Roll Call.** The meeting was called to order at 7:05 p.m. Present were: Kip Brandup, Mike DeCrescenzo, Myra Ehrman, Mike Hansen, Eric Malkin, and Carlos Souto.
- 2. Approve Previous Minutes**
 - a. From June, 2016 BOD Meeting. Motioned by Mike H., seconded by Carlos, to accept the minutes.
- 3. Treasurer's Reports**
 - a. Report from June, 2016 BOD Meeting. Motioned by Myra , seconded by Mike D. to accept the minutes. Reserves will get adjusted, which needs to happen periodically. BB&T still has some of the reserve money deposited there.
- 4. Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Nothing new.
 - c. Violations. Committee is doing a drive around next week.
 - d. Lakes & Landscaping.
 - i. Moving forward with already approved new lake aerators. Kip will check on current pricing, and see if old price will be honored, or what the difference in price will be.
 - ii. Landscape update. Eric wants to put together a committee which will include residents who have commented recently on the landscaping to review the existing contract and determine how to move forward. Carlos has agreed to chair the committee. We will ask for proposals from at least four different companies.
 - e. Legal. Nothing new. No update regarding Lot # 55.
- 5. Old Business**
 - a. Documents saved electronically via Google Docs. Mike H. will follow up.
 - b. Physical mailbox on guardhouse door – exit side. Mike H. will go to Home Depot to get concrete.
 - c. Parking. Motion made by Carlos, seconded by Mike D., to increase the amount to \$400 to pay to have the permanent holders for special parking stands. Motion passed.
 - d. Speed bumps. Tabled for now.
 - e. Gate open and repairs. Someone pushed open the entrance gate and it stayed open; repairs were needed.
 - f. Community newsletter. Paul Ehrman will put it together but needs copy. He suggested advising residents to not fertilize lawns, as there is more than enough fertilizer in the lake. Lake water is used for irrigation.
 - g. Sign and entrance lighting. Mike D. had a proposal for new LED lights for the Boynton Waters entrance. Mike H. motioned that we spend up to \$3000 to do a complete job; the amount was amended to \$3500, seconded by Myra. Motion passed.
- 6. New Business**
 - a. APM. Eric and Carlos were going to go to the office on Saturday. There have been concerns.

- b. Outstanding collections for 3rd Quarter 2016. APM sent information to wrong board members.
 - c. Gate camera install requests – Chuck’s email of 7/17. Carlos motioned that we approve up to \$500 for expenses to get the cameras. Seconded by Mike D., motion passed.
 - d. Carlos had stain chips to show colors for staining the entrance signs with Benjamin Moore product and asked to spend up to \$200.00 for the product. Mike D. motioned, seconded by Myra, motion passed.
7. **Adjourn.** Motion to adjourn at 7:56. **Next Meeting Scheduled for Saturday, August 27, 2016 at 10 a.m., Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, August 27, 2016
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present were: Kip Brandup, Mike DeCrescenzo, Myra Ehrman, and Eric Malkin. Regrets from: Mike Hansen and Carlos Souto.
2. **Approve Previous Minutes**
 - a. From July, 2016 BOD Meeting. Motioned by Mike D, seconded by Myra, to accept the minutes.
3. **Treasurer's Report**
 - a. Report from July, 2016 BOD Meeting. Motioned by Mike D, seconded by Myra, to accept the report.
4. **Committee Reports**
 - a. Welcome. Have done two welcomes.
 - b. ARC. Two request forms, one for exterior painting; a second for impact windows, both approved.
 - c. Violations. Most past violations have been addressed; Eric is doing personal follow up when needed.
 - d. Lakes & Landscaping.
 - i. Kip to report on price for new lake aerators, bring pricing to next meeting. Suggestion we start with only two more aerators.
 - ii. Landscape committee and update. Contract put out to bid.
 - iii. Follow up questions about what is included in current contract.
 - iv. An arborist will be coming to the community next week to assess the health of common area trees.
 - e. Legal. Lot # 55 and Lot # 66 issues have been resolved.
5. **Old Business**
 - a. Parking. Bases have been installed for special parking signs. The signs will only be set up on the date needed, and will not be permanent.
 - b. Mailbox has been installed. Mike H. has mailbox #s and the key. Attorney has been notified. Comcast bills will be sent directly to APM.
 - c. Community newsletter. Holding off until the fall.
 - d. Sign and entrance lighting. Check has been cut for the deposit. Once received, the work will begin. Palm tree in front of the flag needs to be trimmed back.
 - e. Camera invoices from Chuck Mucciolo fall within \$500 expenses pre-approved at the last board meeting. Eli Blinderman was asked to help with the camera installation.
 - f. Eric will check with Mark Halmo about what kind and where to buy new fish to put in the lake.
6. **New Business**
 - a. Question from a homeowner where Treasurer's Report show accounts receivable regarding homeowners' quarterly assessment fees received. Eric believes we only have 5-6 households currently still owing on the third quarter assessments. Request made to provide dollars outstanding from homeowners at next board meeting.
 - b. Question about bulk-rate pricing with Comcast for the community. We do not have that.
 - c. Request to look into the replanting of the center of the grounds at the community entrance. We want to wait until hurricane season has passed to evaluate.

- 7. Adjourn** – Meeting adjourned at 11:08. **Next Meeting Scheduled for Saturday, September 17, 2016 at 10 a.m., Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, October 12, 2016
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 7:05 p.m. Present were Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, Carlos Souto. Regrets from Mike Hansen and Rob Pickman.
2. **Approve Previous Minutes**
 - a. From September, 2016 BOD Meeting. Motioned by Mike D, seconded by Carlos, to accept the minutes, motion passed.
3. **Treasurer's Reports**
 - a. Report from September, 2016. Carlos has learned we can legally put dollars into a money market account. Motioned by Myra, seconded by Mike D, to accept the report, motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Nothing new.
 - c. Violations. Drive around will be planned for the end of October. We are looking for more volunteers for the committee.
 - d. Lakes
 - i. Report from Aquatic Systems – lake is in good condition; report also to be uploaded to the web site.
 - ii. Restocking fish. We have to reapply for a state permit every 5 years; last was done in 2007. APM will look into obtaining the information being requested. Carlos is continuing to follow up.
5. **Old Business**
 - a. Community newsletter. Rob gave the Newsletter copies to Eric. A couple of items need to be added. We need to give Max 24 hour notice when special parking is being requested. Landscape trash is not to be put out more than 24 hours before pickup is scheduled (Eric will double-check).
 - b. Quotes for sidewalk pressure cleaning were provided from Mike Hansen by email. Carlos motioned we get a second quote for the entrance and sidewalks, seconded by Mike D, motion passed.
 - c. Later in the meeting, Carlos made a new motion that if we get a quote for \$2500 or less, we should move forward and get the sidewalks cleaned. Seconded by Eli, motion passed.
6. **New Business**
 - a. Lake weir wall leak. We have a leak around the concrete walls. A temporary solution was put in by Mark Halmo. We need to get a quote to have it repaired.
 - b. A resident asked about getting the gates repainted. We need to get a new quote.
7. **Adjourn** – Meeting adjourned at 8:05 p.m. **Next Meeting Scheduled for Saturday, November 19, 2016 at 10 a.m., Eric's house**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, November 19, 2016
9353 Watercourse Way

- 1. Call to Order /Roll Call.** Meeting was called to order at 10:02 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, and Carlos Souto. Regrets from Mike Hansen and Rob Pickman.
- 2. Approve Previous Minutes**
 - a. Motioned by Mike D, seconded by Eli, to approve the minutes from the October, 2016 BOD Meeting. Motion passed.
- 3. Treasurer's Reports**
 - a. Report for October, 2016. Motioned by Eli, seconded by Mike D. to approve the report.
 - b. Lot # 58 issue was reviewed. Eli proposed, and Myra seconded, that we forgive fees owing due to a series of confusing actions. Motion passed.
 - c. 2017 Proposed Annual Budget. Draft budget was distributed. To be voted on at the December meeting.
- 4. Committee Reports**
 - a. Welcome. No one from the committee at the meeting.
 - b. ARC. One request to paint the exterior of Lot # 66. Approved by the ARC committee.
 - c. Violations. Drive through done. Waiting until hurricane season ends Nov. 30 to formally identify violations. Motion by Myra to have violation letters and follow up letters, be sent by APM. Motion seconded by Carlos, motion passed. Fine enforcement committee will need to be recreated. No board member will sit on that committee.
 - d. Lakes & Landscaping.
 - i. Price for new lake aerators. Eric has been following up with the company. New quote required since the last quote was done 4 years ago. We will get the quote within the next 2 weeks. The board has already approved funds to add 6 more aerators. This is expected to be completed by the end of the year.
 - ii. New fish purchase. We can't get the fish through the government.
 - iii. Landscape committee.
 1. Contract bids/ new landscaping proposals. Carlos has a proposal from Coconut Palm. Mike D. motioned, and Eli seconded, that we accept the proposal from Coconut Palm, to start 1/1/17.
 2. Suggestion to review center island plantings and redesign at the start of 2017.
 - e. Legal
 - i. New attorney firm. Eric met with representative from the West Palm Beach law firm Dicker, Krivok & Stoloff, and got information, including pricing. Their practice focuses on association work. Mike D. motioned, and Carlos seconded, to change to this firm. Motion passed.
- 5. Old Business**
 - a. Pressure cleaning for all the committee sidewalks will be done on Nov. 28.
 - b. Quote for electrostatic gate painting from Royce. Eli motioned, and Mike D. seconded, to approve the gate painting quote. Motion passed.
 - c. Holiday lights. A resident will look after hanging the wreaths. Carlos made a motion that we approve up to \$250 to try out white laser lights for the holidays, seconded by Myra, motion passed.

6. New Business

- a. Lake weir wall leak. Repair done by Mark Halmo is holding. We will review again at the December board meeting.
- b. Replacing gate changeable signs. Table for now. Mike D. will check the pricing for an electronic sign.
- c. New bank effective 1/1/2017 – Florida Community Bank. Information will be coming in the end of year letter being sent out by APM.
- d. Board paragraph for newsletter. Content to include: Asking for resident participation for all community activities. Don't feed alligators or feral cats. Homeowners responsible for keeping their lawns in decent condition; water is drawn from the lake and is not charged by PBC Water. Residents being asked to redesign the center island plantings early next year. Landscaping debris is not to be put out on the street for pickup any earlier than end of day on Sunday. Recyclables cannot be put out any earlier than Thursday evenings.
- e. Community garage sale. Against our current by-laws. Any interested parties can investigate getting a table at the church holding sales across from the community on Jog Rd.

7. Adjourn. The meeting adjourned at 11:27 a.m. **Next Meeting Scheduled for Saturday, December 17, 2016 at 10 a.m., Boynton West Library**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, December 17, 2016
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:07 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Mike Hansen, Eric Malkin, and Carlos Souto. Regrets: Rob Pickman.
2. **Approve Previous Minutes**
 - a. From November, 2016 BOD Meeting. Motioned by Carlos, seconded by Mike D, to accept the minutes. Motion passed.
3. **Treasurer's Reports**
 - a. Report from November, 2016. Motioned by Eli, seconded by Mike D , to accept the report. Motion passed.
 - b. Carlos motioned as the first priority for 2017, we look after the weir gate at the lake, and have Eli be responsible for obtaining quotes, seconded by Mike D. Motion passed to fix the weir.
 - c. 2017 Proposed Annual Budget. Eric had to get the proposed budget to APM. Myra motioned and Mike D seconded to pass the 2017 budget. Motion passed.
4. **Committee Reports**
 - a. Welcome. Lenore has agreed to work on a new Welcome committee, which will include Good & Welfare acknowledgements.
 - b. ARC. One request for a new roof and garage door, which was approved.
 - c. Violations. Eric is stepping down from serving on this committee. He, Ros Kline, and Linda Berdoll have made up the committee. Mike D. has been asked to be the board representative, and he accepted. There is a current problem on Water Course Way.
 - d. Lakes & Landscaping.
 - i. Lakes.
 1. Price for new lake aerators. 7 systems would cost \$14,600 for the tubing and other components, plus sales tax, for a total of \$28,617.88, which does not include electrical. Motion by Mike H to complete the second zone, with 2 aerators, at a cost of between \$9,000-\$10,000 total, seconded by Eli. Motion passed.
 2. Lakes – Mike D made a motion and Mike H seconded that Carlos investigate the price of stocking the lake with other than sterile carp.
 - ii. Landscaping.
 1. Carlos is our liaison with Coconut Palms, which will be our HOA community landscaping company, effective 1/1/2017. Carlos had Coconut Palms sign a contract for \$27,630 per year. We will make equal payments on a monthly basis. Anything needed a la carte will be billed extra. Homeowners are asked to contact Carlos Souto with any questions and concerns about the community landscaping, and not contact Luis or Coconut Palms staff directly.
 2. Major League has been notified about the change.
 3. Jog Rd hedge trimming. Eric and Carlos will speak to Luis and have this looked after by the middle of January.

- e. Legal. Explanations why we are changing law firm. Eric found the prior firm to be non-responsive and staff have not followed up as requested. A representative from our new firm will attend our January board meeting.

5. Old Business

- a. Lake weir wall leak. We need to get quotes and bring back to the next meeting. Eli will look after this.
- b. Letter for homeowners will come from the board in early January.
- c. Coupon book will be sent out the first week of January.
- d. Sidewalks are cleaned and will be re-done from Jog Rd. to the entrance in 6 months. Good Earth is checking into green eco-friendly sealing of the sidewalks.
- e. Cameras are all done except one which needs to be set up. Royce has already been authorized to do it.
- f. Electrostatic painting – company has been paid and will try and get it done by the end of 2016.
- g. List of lot #s in arrears, with amounts owing. Eric provided a current accounting of arrears to board members. Eric will address outstanding fees owing with the owners directly or via letters approved by our new lawyer and sent by APM.
- h. Holiday lighting & decorations. Eli has heard that students may be available at a more reasonable cost than professionals. Eric asked this discussion followed up next July or so. Meanwhile Eli will investigate who, how, and pricing for holiday season next year. Regarding homeowners expressing that the community does not have nice lighting compared to other communities, we have had to spend money on repairs and replacement of key systems the last few months of 2016.

6. New Business

- a. BBT account can be closed on January 3, 2017 or immediately thereafter. Eli and Eric will go look after this.

7. Adjourn – Meeting adjourned at 11:13 a.m. Next Meeting Scheduled for Wednesday, January 18, 2017 at 7 p.m., Boynton West Library