

Boynton Waters Home Owners Association Meeting Minutes
Saturday, January 31, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 10:06 a.m. Present were Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Regrets from Mike Hansen.
2. **Approve Previous Minutes from December, 2014 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes.
3. **Treasurer’s Reports**
 - a. From December, 2014 BOD Meeting. In transition, did not get numbers back from APM yet, we are dealing with two different systems. Rob, Eli, and Jim met with APM on Wednesday. Rob’s information today does not have expenses received by APM. 89 members were current up to the start of this year. Annual report for 2014 was reviewed, less any information from APM regarding payments received. Eli made a motion, Jim seconded, to accept the report as is for now.
4. **Committee Reports**
 - a. Welcome – Lot 13, Mr. & Mrs. Archer attended and were welcomed as new owners.
 - b. ARC – Nothing new in the area, parking program has been going well. Poles for Superbowl Sunday parking will be set up tomorrow. Parking went well over the winter holidays.
 - c. Violations – items for BOD review – Lot # 003 – violations have been addressed. Lot # 059 – had a color issue with mailbox, has been addressed. Eric Malkin has volunteered to chair the Violations Committee going forward Jim motioned that we appoint Eric to the Violations Committee, seconded by Eli, motion passed. Now the Violations Committee can agree to have Eric to be the chair going forward. The Violations committee needs to visit Lot # 059 to review if violations have been corrected, if not, the Violations Committee can contact APM to send out a letter to the homeowners, giving 30 days’ notice that if repairs are not made, further steps will be taken by the BWHOA board.
 - d. Lakes & Landscaping
 - i. Rob motioned that we continue with Lake & Wetland Management, Inc. company to service our lakes for another year, Eli seconded, motion passed. We’ve put up new fences, which have been effective in keeping out non-BW residents.
 - ii. Rob made a motion to have previous landscaping company (Hometown?) to look after our hedges, including fertilization, as they did a good job in keeping out whitefly, seconded by Eli, motion passed. Jim suggested we table the discussion until our February board meeting, since Mike was not present for the discussion about the best methods to manage and treat the hedges along Jog Rd., especially north and south of our property. Also tabled was a discussion about replacing any trees that have come down.
5. **Old Business**
 - a. Management company APM
 - i. Evaluation Update – Company has been in the transition stage. Rob, Jim, and Eli met with them. They had Brian, Margaret, and Michelle at the meeting. We need to impress upon them they need to respond to us as requested to submit their reports and process to reimbursement board members for expenses on BWHOA. A decision to continue with APM will need to be made by the new board.
 - ii. Violations – It looks like APM will do a good job with violations.
 - iii. Bill Payment Process – This is slow, they have a different procedure.
 - iv. Current QuickBooks – shut down or maintain? Rob recommends that we maintain this, which has a maintenance fee of \$35-40 per month, through BBT. Myra made a motion, Jim seconded, motion passed to keep QuickBooks going.
 - b. Gate issues

- i. Selcom Directory Update Software. This is our keypad callbox system. Chuck maintains our directory for us, and he found a company which for \$25/month will maintain the directory. Rob made a motion, Eli seconded to have Chuck spend up to \$300 with a company to troubleshoot why we are still having issues. Motion passed. Eric Malkin has offered to takeover if Chuck cannot continue with update responsibilities. It is Chuck's recommendation that we do not replace the display yet. Tabled further discussion on Selcom until Chuck has a chance to meet with them.
- ii. Detection Loops – New ones have been paid for and will be going in during February.
- iii. Security Cameras – Table discussion for now.
- iv. Maintain system as needed or replace? The gate system includes the gates themselves, operators (arms), motors, DC power pack, and the controller system. Belts dry out and crack and we get slippage. Rob made a motion that we start saving the \$12,000 for operators when we need to replace them by creating a new escrow account. Eli amended the motion up to \$15,000, and seconded the motion, and the revised motion passed.
- c. Lot # 066 status – The homeowner, who no longer lives there, has been liened, by us, and the lien is good for five years..
- d. Lot 040 – We need to follow up again, as the judge overseeing moving the process forward has died.

6. New Business

- a. Charging residents for hard copy mailings (those not required by our documents). Eric Malkin offered to print copies for residents without email access, and he and Eli will personally distribute the hard copies.
- b. New Resident Approvals - Myra made a motion that we stop background checks on proposed purchasers, seconded by Eli, motion passed. Rob and Jim wanted it on the record that they thought we were making a mistake.
- c. Review of article VI, section 14 – Jim is concerned that we are selectively enforcing. We are asking the violations be consistently enforced. Jim made a motion, and Eli seconded, that we allow parking on the even side of the street, 24 hours a day. Motion passed. Rob made a motion that we go back to the original documents, which are enforceable, that only allow parking in designated parking spots (street is not), no seconder, motion failed.
- d. Fences and Security – Who has access? Rob made a motion that any resident who wants access to the locked areas can request a key from Kip or Eli; it was decided we don't need a motion, since residents by governing documents have access to common areas.
- e. Rob made a motion that we plant a bougainvillea close to the Stanley Weaver canal to protect from people coming from the north to fish. This has been tried before, and FPL has ripped out the vegetation. No seconder, and the motion did not pass.
- f. Annual HOA Meeting
 - i. Resumes – We need to mail out 30 days prior to the meeting.
 - ii. Ballot Preparation – Resumes only, we don't have any issues for vote.
 - iii. Deadlines – Mailing has to be sent out 30 days before the meeting. Rob to work with Myra to prepare the mailing.
 - iv. File Annual Report and Taxes – Wait until April when we have all the needed info.
 - v. Insurance – Brian from APM has the folder, we have not heard back from him. We need to notify Brian that he has two weeks to get back to us with his recommendations and the paperwork.
- g. Cleaning and sealing of sidewalks – Entrance and exit sidewalks need to be cleaned and sealed. Rob made a motion and Jim seconded, to spend up to \$250 to clean up the gatehouse and surroundings. Motioned failed, can be re-discussed at February meeting, to consider re-doing sidewalks for the whole community.
- h. Other items as time permits – No time left.

- 7. **Adjourn** – Meeting adjourned at 12:02 p.m. **Next Meeting Scheduled for Saturday, February 21, 2015 at 12:15 p.m., (*note later start time), Boynton West Library.**

Special Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 7, 2015 at 2:00 p.m.
Boynton Waters Guardhouse

Present: Mike Hansen, Eli Blinderman, Kip Brandup, Jim Lockyer, and Myra Ehrman

The meeting was called to order by Mike at 2:02 p.m. The reason for the meeting was that Rob Galvin resigned both from the BWHOA Board and from his role as Treasurer on Saturday, January 31, 2015, immediately following the conclusion of the monthly meeting's business.

Jim nominated Carlos Souto to the role of Treasurer, which Eli seconded, and the motion passed. Carlos holds the appointed position until the Annual AGM on March 21, 2015.

The meeting adjourned at 2:08 pm

Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 21, 2015 at 12:15 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 12:16 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, and Jim Lockyer.
2. **Approve Previous Minutes from January, 2015 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes. **Approve Minutes for Special Board Meeting on February 7, 2015.** Motioned by Eli, Jim seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. Welcome Carlos Souto as Interim Treasurer.
 - b. Report from January, 2015 BOD Meeting. Former Treasurer Rob Galvin prepared the report. APM has not been giving us timely updates as to account statuses. Second quarter dues will be sent out on March 11, 2015. Eli motioned to accept the report, seconded by Jim, motion passed. Recommended we have one generic account for capital improvements/ expenses as necessary, primarily gates, roads, and guardhouse. We should look at formalizing this at the March meeting. Catastrophic damages or replacement needs to be addressed. Jim made a motion for Carlos to investigate having a formal audit done, seconded by Eli, motion passed. Expected cost for an audit to be reported on at the next meeting.
4. **Committee Reports**
 - a. Welcome – no one in attendance.
 - b. ARC – Brief comment from the chair.
 - c. Violations – items for BOD review. No report.
 - d. Lakes & Landscaping. Recently planted bullrushes went into shock due to cold weather.
 - i. Retain company for fertilization? Eli has proposal from Hometown re fertilization. We need to wait 4-6 months because fertilization was recently done. Cold also has lasted longer than usual, we have seen dead carp in the lake from the cold.
 - ii. Lakes are looking healthy.
 - iii. Replace any trees which have come down? Wait until spring to consider replacing the trees again due to ongoing cold weather. We could get trees from Home Depot for 1/10 the cost of landscaping company, and Mike has offered to plant the trees. Agreed to table tree discussion for now. Jim motioned that we buy 10 Green Island Ficus/ hedges at \$5 apiece to test to see how they will fill in along Jog Rd., seconded by Myra, motion passed.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM this past Friday.
 - i. Bill Payment Process – APM had not entered vendor addresses so the vendors could be paid. We should have on file all the vendors we use, so we have certificates of liability. If payables are not cleaned up entirely by the next meeting, we need to look at whether we want to continue the relationship or not. Jim or Eli and Carlos were asked to try and meet with APM again early this coming week, and give them a verbal statement they have 30 days to improve their services, or we will terminate working with them.
 - ii. Current QuickBooks – shut down or maintain? Agreement to continue with decision from last board meeting, and maintain QuickBooks.
 - iii. Any insurance recommendations? APM had the opportunity to review our coverages, seems adequate for the size of the community. Jim has new invoices, companies are charging more for renewals. Jim will look into the premiums further, with recommendations for staying with or changing these companies. One company covers liability for the community, the other is coverage for the board.
 - b. Gate issues

- i. Selcom Directory Update Software. We have internet connection. Chuck returned the MagicJack as we are not using it anymore, as well as a couple of modems. The items will be locked up.
 - ii. Detection Loops – Put on hold, AGS cancelled appointment because they did not get paid yet. We will work on rectifying this week.
 - iii. Security Cameras – Table for new board.
 - iv. Maintain system as needed or replace? Table for new board.
- c. Lot # 040 update. Starting from scratch re who it is being handled by. New judge in charge, maybe we can try and get another check from Ocwen Bank. Keep accurate records for 2015 going forward. Jim and Eli will work together to watch what is going on.
- d. Annual HOA Meeting Update – mailing went out to all residents, sent on 2/14/15.
- e. Cleaning and sealing of sidewalks – Curbs and sidewalks are dirty. Kip and Eli can get two more quotes, tabled until next meeting.

6. New Business

- a. Second Quarter Assessment Letter – mailing by APM – Jim. APM to send this out.
 - b. BWHOA email – Jim is monitoring now. We will table until the new board is installed, and then the password can be changed.
 - c. Voting rights & past due assessments – Jim. Get current statement right before the vote, if anyone is not current at that time, the vote will not be allowed. Myra made a motion to not allow anyone with outstanding assessments to vote for the board at the annual board meeting on March 21, Jim seconded, motion passed. Send email blast – voting rights – please ensure if you have any questions about current dues, please contact a member of the board or APM Anybody who is not current in all assessments or fees will not be able to vote at the annual board meeting on March 21, 2015. Also Kip and Eli have offered to hand deliver the announcement as well.
 - d. Late fees, demand letters, & past due assessments – Motioned by Jim, seconded by Kip that we allow for a grace period for the first quarter of 2015, in recognition of the transition to APM, and some confusing communication. The motion passed. Going forward, payment compliance is expected starting with the second quarter of 2015, Assessments are due on the 1st of the quarter. At 30 days past due, a late fee of \$25 (state law) will be assessed. Any monies past due for any account at 45 days, the lot owner will receive a demand letter from the board which will be sent out, with a possibility of a lien. We need to meet with APM again, as their accounting is confusing.
 - e. Coconut Palm – invoice received for \$4900. We need to check when the annual contract was signed, and investigate this invoice further.
 - f. Other items as time permits – No more time to discuss.
7. **Adjourn** – Meeting adjourned at 1:45 p.m. **Next Meeting Scheduled for Saturday, March 21, 2015 at 1 p.m., Boynton West Library. Annual Homeowners' Meeting, to be followed by meeting of the new Board of Directors**

Boynton Waters' Board Meeting Minutes
March 21, 2015 at 2 p.m.
Boynton West Library

1. Convening of First Meeting New Board

- a. Appointment/ Election of Officers for 2015-2016 Term – Meeting called to order at 2:03 p.m. Full board was in attendance, including Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto. Myra Ehrman agreed to remain as secretary, Carlos Souto accepted to continue as treasurer. Jim Lockyer accepted the nomination to be president, and was voted in. Eli Blinderman accepted the nomination to be vice-president, and was voted in.
- b. Continue with APM Management – Jim and Carlos will go and meet with APM again to get a current update as to all our account statuses. Vote tabled until April board meeting.
- c. Separate Bank Accounts, New Maintenance Items, & Petty Cash Account - Myra made a motion that receipts up to \$250 be submitted to the treasurer, who is authorized to write a check to the board member without prior board approval. Carlos seconded the motion, which passed.
- d. Continue Current Insurance Policies – The Philadelphia policy will be paid this week. The Traveler's Insurance has a 20% increase; a new quote was obtained from Liberty Insurance. Eric made a motion that we pay the Traveler's policy; seconded by Carlos. Motion passed.
- e. Vote to spend \$ 1035.00 to trace all buried cables, mark locations, and condition of cable carried over from last meeting. Eric motioned to spend the money for the tracing, Myra seconded the motion; motion passed.
- f. Replace existing fence between Weaver canal and us at a cost of \$4,475.00 - Eric made a motion to get rid of the barbed wire, Eli seconded, that motion passed. No motion was made to replace the existing fence.
- g. Eli publicly thanked Chuck Mucciolo for going above and beyond in order to fix the gate keypad.
- h. Discussion about April Monthly Meeting Date/Time – Eli checked for large conference room availability in April. The only Saturday available slot is for April 18 at 1 p.m., and a hold was requested for that day and time.
- a. Motion to adjourn – The meeting adjourned at 2:46 p.m

Boynton Waters Home Owners Association Meeting Minutes
Saturday, April 18, 2015
Boynton West Library

1. **Call to Order /Roll Call** – The meeting was called to order at 1:07 p.m. Present at the meeting were Eli Blinderman, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 1:20 p.m. Regrets from Kip Brandup and Mike Hansen.
2. **Approve Previous Minutes**
 - a. **February, 2015 BOD Meeting** Eli motioned to approve, and Carlos seconded, for both sets of meeting minutes. Motion passed.
 - b. **March, 2015 BOD Meeting**
3. **Treasurer's Reports**
 - a. Report from March, 2015 BOD Meeting. We are requesting APM send us a synopsis going forward; thus far APM has been sending lengthy reports. Lot # 069 former renters had the deposit refund sent to them. Accounts are still being maintained by the board at BB&T and by APM in separate accounts.
 - b. Cost of Boynton Waters audit. Carlos called CPAs; they would do a compilation, but would not go beyond a 12 month period. Recommended to stay the way we are for now. 2014 taxes have been done already. We have a BB&T debit card which has not yet been activated. Eli motioned, Carlos seconded, that Jim hold on to the inactivated card, should an emergency arise. Motion passed.
 - c. We have \$8625.46 outstanding in collections. Lots #40 and 66 are the current biggest problems. Some late checks have just come in. Jim will make some phone calls before sending out demand letters to other delinquent homeowners.
4. **Committee Reports**
 - a. Welcome – no representatives attended.
 - b. ARC – no new requests outstanding. Two parking requests were handled; one went smoothly, the other not so smoothly, with a couple of car owners parked out too far into the road. Vehicles should not protrude into the road, and won't when parked at an angle and pulled in far enough on the grass. Homeowners hosting events should explain to guests how to park correctly if possible. Overall the overflow parking solution is working.
 - c. Violations – items for BOD review. No violations to report; the committee will do a drive around next week.
 - d. Lakes & Landscaping – Hedge Rehabilitation & Proposals. Kip got four estimates regarding planting an Arbuticola Trinette hedge at base and in front of Ficus hedge. The lowest estimate was \$5200, and the highest was \$7420. These are drought resistant, provide a sound buffer, grow densely, and can replace the Ficus hedges should we lose them. We have some around the flagpole at the front. May grow to be 3-4 feet. Eli motioned that we engage Harry Maxine to be awarded this contract, seconded by Carlos, motion passed. Jim will work with Harry.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM. Eli motioned that we stay with APM, send out a mailing with two coupons for the last two quarters of the year, four

- coupons for next year, and put a reminder notice on the gate when Itis time for dues to be paid. Seconded by Carlos, and the motion passed.
- b. Gate issues.
 - i. Detection loops. The new loops are working fine. We will know where the wires are before the next meeting.
 - ii. Maintain or replace decision. Table the decision until May, when we know what wires are where.
 - c. Tree replacement (tabled at Feb. 2015 meeting). Eric moved and Eli seconded that no action be taken at this time. Motion passed.
 - d. Replacement of gate cameras. Table until we know what the overall recommendations will be regarding the gate maintenance.
 - e. Lot # 040 update. Account was current as of September, 2013, and another deposit was received in 2014. We've been paying \$75 / month for landscaping. Eric motioned that we reimburse Eli \$360 for allowing his electrical supply to be hooked up to Lot #040's irrigation system through June, 2015, Carlos seconded, and the motion passed.
 - f. Pressure wash cleaning of sidewalks and swales. Jim provided some information; Eric will check with other COWBRA communities to learn about their experiences, and report back at a future meeting.
 - g. Street and STOP Signs. Tabled until May, 2015 meeting.
 - h. North chain link fence. Eli has had a proposal for \$1700 to remove the barbed wire, fix the gates, and add 8 foot fencing that goes all the way down to the canal. Eric made the motion, and Carlos seconded, to approve the proposal. Eli will make sure all board members get copies of the proposal.

6. New Business

- a. Board Administration
 - i. New board member certification. Both Eric and Carlos needed to meet the new board member requirements. They met the requirements by completing the form given to them by Jim.
 - ii. Sunbiz update. Jim has addressed this with APM, and the updates have been made. Jim is now the registered agent.
- b. New landscape contract for review and comments before we put it out for bids. An invitation to bid for landscape maintenance for common areas was put together by a law firm; copies were distributed to board members in attendance. The recommendation is to continue with Coconut Palm for month to month until this can be reviewed at the next board meeting.
- c. Rental Refund – Lot # 006. No issues with the lot, so the renters will be reimbursed their deposit.

7. Meeting was adjourned at 2:30 p.m. – Next Meeting Scheduled for May 16 at 1 p.m., Boynton West Library. June meeting will be held June 20, at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, May 16, 2015
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 1:00 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, Eric Malkin, and Carlos Souto. Regrets from Mike Hansen.
2. **Approve Previous Minutes - April, 2015 BOD Meeting.** Eric motioned to approve, and Eli seconded. Motion passed.
3. **Treasurer's Reports**
 - a. Report from April, 2015 BOD Meeting. APM is still producing multi-page monthly reports; we would prefer single page summaries for monthly meetings. Our cash is still currently split between the BWHOA account at BBT bank and APM's bank. We are currently behind expected budget by about \$347.00.
 - b. Lot specific updates - Lot # 040 has been sold, and the payout for us has been sent - \$2155.00 to come. Lot # 066 still is behind. Lot # 086 has received a demand letter. Jim called and spoke to everyone personally, one household was not receptive and will be getting a demand letter. APM handled most recent rental, and it is recommended that we have APM handle rentals going forward, with \$100 fee to come to BWHOA. Eric motioned we accept the treasurer's report, seconded by Eli, motion passed.
4. **Committee Reports**
 - a. Welcome – Jim tried to contact the newest renters, hasn't connected with them yet.
 - b. ARC - No representation.
 - c. Violations – items for BOD review. Eric drove around and saw a few things, but needs more committee members to agree, but didn't see that much. UPS and FedEx drivers have been seen to be speeding; we should get the truck numbers, day, and time of day witnessed, and Eric will call the company's complaint line.
 - d. Lakes & Landscaping.
 - i. The front has been cleaned up, other areas along Aqua Vista will be done next month. Community common area maintenance / new contract. Kip and Eli will monitor from the date new contract is issued that all deliverables are met as expected. There is a broken pipe/sprinkler near the south side entrance gate motor, which will be repaired on Monday, May 18. One item to be monitored is that the April fertilizer treatment for the trees was missed.
 - ii. Eli recommended that we modify some of the language in the Invitation to Bid to maintain the association's common areas, as originally provided at the last meeting. Eric made a motion, and Eli seconded, that the board agree to put a bid out for a new common area landscaping contract, with changes to the Invitation to Bid as discussed during the meeting. It is understood we will keep Coconut Palm on a month-to-month basis for now until a new contract is awarded.
5. **Old Business**
 - a. Gate Issues – Replace motorized units with needed hardware. A proposed contract with AGS was presented; there are several concerns. Agreement to table the proposal until next month, until after the concerns can be raised with the company and the contract amended.

- b. Key Pad update – Change system – Discussion about using a three phase approach; decide about the motorized units first, then look at the key pad issue, and only after they are decided upon, discussion what to do about the front gate cameras. Agreement to table this item until the next board meeting.
- c. Camera replacement – As per the prior item, this item is also tabled until the next board meeting.
- d. Fence repairs – Update provided of the work that was done.
- e. Pressure cleaning of sidewalks – Someone is coming June 16th to give an estimate on what it costs to seal the sidewalks. A pressure cleaning quote will also be requested by Eric.
- f. Street and STOP signs – Eric made a motion that we replace all signs in the community, for no more than \$1400 including installation, and Carlos seconded. Motion passed. Jim will meet with Eli to research further, and will order the signs if they find something suitable, and within the approved dollar amount.
- g. Other collection issues – Jim will get APM to follow up on outstanding collections, and he will do any demand letters as needed.
- h. Letter from resident – Request to allow parking outside of the rulings in the BWHOA documents.

6. New Business

- a. BBT Bank – The debit card needs to have a PIN assigned to it.
- b. Go Daddy web account – Jim needs to meet with Paul Ehrman to figure out a strategy to keep the boyntonwaters.org web site current.
- c. Other items as time permits.

7. Meeting adjourned at 2:45 p.m. Next Meeting – Saturday, June 20 at 10 a.m., Boynton West Library. The July meeting will be on Wednesday, July 15 at 7 p.m.

*Boynton Waters Home Owners Association
Board of Directors Meeting Minutes
Saturday, June 20, 2015
West Boynton Library*

1. *Call to Order/Roll Call – Meeting was called to order at 10:04 am. Board Members in attendance were: Jim Lockyer, Eli Blinderman, Carlos Souto, Kip Brandrup, Mike Hansen and Eric Malkin. Myra Ehrman was out of town; Bobbi Malkin sat in to take Minutes in her absence.*
2. *Previous Meeting Minutes – Accepted as read – Motion by Eric; second by Eli.*
3. *Treasurer's Report – Report presented by Carlos thru May. Carlos reported that we are currently on track with this year's Budget thru the end of May. Treasurer's Report accepted as presented – Motion by Eric; second by Mike; Vote unanimous.*
4. *Committee Reports:*
 - a. *Welcome – No one to give report*
 - b. *ARC – Max Nameth – several applications approved for various improvements such as: impact windows, fencing, driveway, roof replacement, hurricane shutters and special parking permit for July 4th.*
 - c. *Violations – Eric – Nothing to report*
 - d. *Lakes & Landscaping – Mark Halmo – New shrubs have been planted along hedge line. An otter was spotted in the lake this past week. He requested that someone contact a representative for Country Fair due to their Landscaping contractor blowing grass debris into the lake. Mike indicated that this has been an on-going problem and that he would contact them. The latest report from the lake maintenance contractor indicates that the water quality has been good. A discussion was opened with regard to the algae buildup behind Lots 13 & 83. Mark suggested pickerel at the water's edge. Jim reported that Progressive Insurance has paid for the ficus hedge replacement.*
5. *Old Business:*

- a. *Gates* – Megan from AGS gave presentation regarding the Proposal previously discussed and tabled from May meeting. A long discussion and Q&A followed. The proposal is for a Linear 8100 and swing gate operators. Motion by Mike to accept the proposal from AGS for new key pad, gate operator motors, camera, line work and permit fees not to exceed a cost of \$21,000. Second by Eric. Vote unanimous.
- b. *Lot 40* – we have been paid for all back dues owed.
- c. *Outstanding Collection Issues* – Lot 66 has been Liened for \$600; Lot 91 is being resolved; Lot 55 is past due for \$90 (efforts to contact homeowner have failed, as phones not working and no other response received).
- d. *STOP and Street Signs* – These have been received. Jim showed a sample of one of the street signs and indicated that these are light reflective. Motion by Eric for BWHOA to reimburse Jim \$965 for cost; Second by Carlos; Vote unanimous.
Jim and Eli will install.
- e. *Sidewalk pressure cleaning* – Eric reported that contractor he has used is not able to do this job and that he will research other contractors.
- f. *Repairs to North fence* – Kip presented a proposal for repairs and planting of 38 agaves for \$950 + \$965.
Motion by Eli to plant agaves and to secure gate so that it does not swing. Discussion followed.
Motion by Eric to have Mark Halmo repair and secure the gate and plant bougainvillea at a cost of up to \$250, which would be reimbursed to him by BWHOA. Second by Carlos. Vote unanimous.
- g. *APM* – Will be handling paperwork for sales and rentals going forward. BWHOA receives \$100 for each application and APM will charge BWHOA an additional fee to BWHOA for handling this additional task. The BWHOA website will be up-dated to include APM's forms and instructions and provide contact numbers.
Motion by Eric; Second by Eli; Vote unanimous.

6. *New Business:*

- a. *COBWRA* will be celebrating 35th Anniversary in 2016 and is in the process of planning a Luncheon with a program. Eric indicated that we have made a contribution in the past for an ad in the program. Motion by Eric for BWHOA to contribute \$200 to place an ad in the program for which BWHOA will receive 2 tickets to the Luncheon. Second by Eli. Vote unanimous.

b. *Street Parking* – Mark Halmo requested that the Board reconsider overnight parking on the street, suggesting that this is a hazard for emergency vehicles and was never acceptable in the past. Board decided to keep parking rules as they are now stated.

7. *Adjournment:* Motion by Carlos; Second by Eli; Vote unanimous. Meeting adjourned at 11:40 am. Next Meeting will be held on Wednesday, July 15th at 7:00 pm at the West Boynton Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, July 15, 2015 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 7:03 p.m. Present at the meeting were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 7:05 p.m. Regrets from Mike Hansen.
2. **Approve Previous Minutes**
 - a. **June, 2015 BOD Meeting.** Eli motioned, seconded by Eric, to accept the minutes, motion passed.
3. **Treasurer's Reports**
 - a. Report from June, 2015 BOD Meeting. Eric motioned, Myra seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one in attendance.
 - b. ARC – See Violations.
 - c. Violations – items for BOD review
 - i. Garage door replacement – Mike. Lot # 8 – door has paint coming off it; ARC has approved replacement of the door. Owner will be replacing the door.
 - d. Lakes & Landscaping
 - i. Tree fertilization, including hedge line – According to an email from Mike, fertilization of the trees is due. Table until Mike is able to attend the next meeting.
5. **Old Business**
 - a. Gate Issues and repairs. Should be up and running with the gates this weekend. New keypad is on the post. Software is scheduled to be loaded tomorrow. Existing transponders are expected to work as before. Internet connection at the keypad, and for Chuck Mucciolo to do the updates. Gate motors will be updated with the Viking system. Underground wiring should be done shortly. Ongoing maintenance will cost about \$3000 / year; discussion about the maintenance and camera replacement was deferred to the August meeting.
 - b. Update on outstanding collection issues. Only two homeowners still owe dues for first or second quarter – Lots # 54 and 55, Lot # 54 is a rental. Lot # 66 has been lienied; up for foreclosure in October. We owe attorney for invoice costs for the foreclosure. Eric motioned, Eli seconded, to pay the attorney invoice; motion passed. The amount will be added to Lot #66 funds outstanding.
 - c. Sidewalk and swales pressure cleaning. Eric has received two quotes. Eli had a quote from the same company as last year; owner has agreed payment can wait until work is inspected and accepted. Eli motioned that we go with the company he spoke to – Green Earth; Eric seconded the motion; and the motion passed.
 - d. Website – Jim will work with Paul Ehrman to get the site rebuilt.
 - e. Street and STOP signs – Mike (disposal of old signs). Recycling and trash people won't pick up. Old signs need to be taken to the Belvedere recycling center; Jim and Eli will take to the recycling center.
6. **New Business**
 - a. Check for COWBRA – Eric. Jim has printed out the application. The board has approved a \$200 donation in support of COWBRA.
 - b. Other items as time permits. Question about landscaping company for ongoing maintenance. Annuals up front need to be replaced. Jim spoke to the owner about add on costs. We get complaints about entrance appearance. Jim will approach the owner prior to the next board meeting to find out best arrangement to keep the maintenance going without special requests

- being charged. Carlos recommended that we ask for a separate sub-contract for just the entrance. Item to be reviewed again at the next board meeting.
- c. Eli heard from three owners that they were happy to get the coupon books from APM.

7. Adjourn – Meeting adjourned at 7:52 p.m.

Next Meeting Scheduled – Saturday, August 29 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, August 29, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:a.m. Present: Eli Blinderman, Myra Ehrman, Mike Hansen, Jim Lockyer, and Carlos Souto. Regrets: Kip Brandup and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **July, 2015 BOD Meeting.** Report from July, 2015 BOD meeting. Eli motioned, Carlos seconded to accept the report.
3. **Treasurer's Reports**
 - a. Report from July 2015 BOD Meeting. Mike motioned, Eli seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one present from the committee; two homes for sale are under contract, will probably close in October.
 - b. ARC. One house approved for painting.
 - c. Violations – items for BOD review. Nothing new.
 - d. Lakes & Landscaping.
 - i. Tree fertilization, including hedge line. Overdue to fertilize all the trees in the development. Mike had been doing this the last couple of years. All the palm trees need to be fertilized 3-4 X per year (per University of Florida's Agricultural College). Agreement to get quotes from 3 companies, and review and vote at next board meeting on September 19, 2015.
 - ii. Trimming of ficus trees on North side of entrance. Duffy's landscaping recommended we do this after a year and a half; we are at that time now. Eli motioned, Myra seconded, to approve Duffy's to do the work; Mike will contact this week.
5. **Old Business**
 - a. Gate Issues Update. A few little issues remain. Recommended we put in a battery backup to handle the FPL brownouts, which will run for 20 minutes. Gates are 110 V; getting a quote for a battery. We can get a bigger battery backup, but may not be needed. Pricing to be brought back to September meeting.
 - b. Camera replacement - tabled from July. Camera is now working. No further action at this time.
 - c. Sidewalk pressure cleaning Update. Company did a good job.
 - d. Landscape maintenance at the gates. We need to give Coconut Palm more direction about seasonal annual plantings. Carlos has agreed to be the board's primary contact with the owners, and he will discuss any common area maintenance with them in Spanish.
 - e. Late fees and demand letters. Lot # 66 > \$2500; remaining outstanding is about \$1100 from the rest of the community. About 5 demand letters to be sent. We need to get from APM procedures for electronic payments and post on the website. Mike motioned we waive late fees for two homes as presented by Jim; Eli seconded; motion passed.
6. **New Business**
 - a. 4th quarter assessment notice. Starting September 15, sign will be posted on the gate reminding everyone payment is due by September 30, so everyone will see when they exit the community.
 - b. Royce proposals. We have a proposal to do the gate bearings and hinges - \$1231.00 + taxes. Will remove old hinges and bearings, install new ones, and align the gates, which needs to be done. Ongoing annual maintenance will be \$3000 less 5%; will go into 2016 budget. Royce will do the first maintenance starting in January; maintenance to be done

quarterly. Eli motioned; Mike seconded, and the motion to approve cost to replace the gate bearings and hinges passed.

- c. Reserve account setup. Need new reserve accounts – gates (separate); roads and sidewalk (separate); and emergency (hurricanes or similar acts of nature – also separate). Jim and Carlos will work on a proposal, which they will bring to the board meeting in September.
- d. Storm preparations. Weir between Boynton Waters lake and the canal system is supposed to be closed now for the upcoming remains of tropical storm Erika, which we will check. Gates would be manually left open and tied down for a Category1 hurricane or greater.
- e. Jim thanked Paul Ehrman for the recent updates of the boyntonwaters.org website, including information about contacting APM for various application situations.
- f. Mike had a letter where he is listed as registered agent for Boynton Waters re a foreclosure in another community; that he is no longer the community's agent was changed with Sunbiz earlier this year.

7. Adjourn – Next Meeting Scheduled for Saturday, September 19 at 10 a.m. – Boynton West Library. Meeting adjourned at 10:47 a.m.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, September 19, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present: Eli Blinderman, Kip Brandup, Myra Ehrman, and Jim Lockyer. Regrets: Mike Hansen, Carlos Souto, and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **August, 2015 BOD Meeting.** Report from August, 2015 BOD meeting. Eli motioned, Kip seconded to accept the report. Motion passed.
3. **Treasurer's Reports**
 - a. Report from August, 2015 BOD Meeting. Myra motioned, Eli seconded to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. No new owners now, Lot #009 under contract. APM application process worked well.
 - b. ARC. Special parking went smoothly last Sunday; nothing else to report.
 - c. Violations. Since Eric has been unavailable recently, Eli motioned, Kip seconded, that Jim Lockyer and Paul Ehrman co-chair the violations committee on a temporary basis, as there are a number of violations which need attention. Motion passed.
 - i. Eli motioned, Myra seconded that we have Kip get the violation forms reprinted. Motion passed.
 - d. Lakes & Landscaping.
 - i. Tree Fertilization - Proposal from Hometown. Eli sent the proposal to board members. Myra motioned, Eli seconded, that we ask Hometown to fertilize all the palm trees in the BW common areas within the next couple of weeks. Motion passed. Jim will meet with two other companies in the near future to get proposals to look after all landscaping responsibilities.
 - ii. Repair of holes from old stumps – Mark Halmo's email. Jim has addressed the concern.
 - iii. Dead palm at Lot # 71. Will receive a violation notice this week.
 - iv. Lot # 40 will also receive a violation notice, as there are many problems.
5. **Old Business**
 - a. Gate Issues Update
 - i. Recent gate open episodes. We opened the gate because the wiring gets wet when it rains heavily; until all repairs needed are completed, we will open the gate when it is raining enough.
 - ii. Pricing for battery backup. Cost is \$463 plus tax.
 - iii. Replacement of buried low voltage cable. Eli motioned, Kip seconded, to change companies to have wiring done by Steve Thompson Electrical, not to exceed \$3000. Motion passed.
 - iv. Other wiring being updated includes: pedestrian gate; internet connections, flagpole lighting, and dial up connections for number pad.
 - b. Landscape maintenance at the gates. Table until next meeting.
 - c. Reserve account set up. Jim, Carlos, and Eli started to develop the 2016 budget. Reserve accounts for Emergencies – to be capped at \$40,000; Roads and Sidewalks to be set up and capped at \$40,000; Gates to be set up and capped at \$20,000. Full budget to be reviewed at October board meeting.
 - d. Demand letter update. Jim sent out demand letters to Lots #27, 46, 88, and 55. Two registered receipts received, two no registered receipts have been returned. If we don't get back proof that those two lots have received the notification, the information will be turned

over to BWHOA's legal counsel. Outside of Lot #66 (going to auction), total dollars owed to BWHOA is \$840.00.

6. New Business

- a. Electrostatic painting of gates. Table for a couple of months.
- b. Additional work on fence by Weaver canal. Kip motioned, Eli seconded, to get additional work done by Mark Fence Company to ensure all needed repairs still to be done, are completed, not to exceed \$1000. Motion passed. Combination locks to be installed instead of key locks. There is a recommendation that bougainvillea (which has thorns) be planted at a later date. Jim expressed his concern that doing any more work on the fence is a waste of money.
- c. Kip and Eli were going to meet soon with Florida Power and Light regarding second phase to power lake aeration system behind Lakeside Lane and Cascade Court. Agreement to table for now.

7. Adjourn – Eli motioned, Kip seconded, meeting adjourned at 11:15.

8. Next Meeting Scheduled for Saturday, October 17 at 10 a.m. – Boynton West Library. The next meeting after that is scheduled for Saturday, November 14 at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, October 17, 2015 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:04 a.m. Present were: Eli Blinderman, Kip Brandup, Myra Ehrman, Michael Hansen, Jim Lockyer, and Eric Malkin. Regrets from Carlos Souto.
2. **Approve Previous Minutes**
 - a. **September, 2015 BOD Meeting.** Eric motioned, Mike seconded to approve the previous minutes.
3. **Treasurer's Reports**
 - a. Report from September 2015 BOD Meeting. Jim provided the Treasurer's Report, and a proposed budget, which will be reviewed at the next meeting when Carlos can be in attendance. Kip motioned, Myra seconded, to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. New residents attended the meeting from Lot # 9.
 - b. ARC. Nothing new. There will be a social event tonight, and the signs will be put up later today.
 - c. Violations.
 - i. Two violations have been sent, homeowners have 30 days to respond. Eric will take back responsibility for chairing.
 - ii. Reprinting of violation forms. Jim has them in the guard house.
 - d. Lakes & Landscaping.
 - i. Our lake is really looking good. Mike will check with a couple other residents as to whether we should restock with a few of the special sterile fish, and let us know before the next meeting.
 - ii. We can review next February whether we should move forward with already approved additional bubblers for the lake.
 - iii. Tree Fertilization. Completed by Hometown.
 - iv. Jim has a proposal for landscaping from a new company, Major League Landscaping, LLC. The terms were read out. Mike motioned Section V. Item J be changed so tree fertilization is increased from twice a year to four times a year. Section VII Item A we would like to request a change to agree to an annual renewal of no more than 5% or inflation, whichever is greater. Eric seconded the motion, which passed. We will start with Major League effective December 1, 2015. We can ask for separate contracts for other work, such as pricing to do white fly treatment, and fertilization of ficus hedge line. Jim will check with reference communities as to what kind of percentage increases they have seen.
5. **Old Business**
 - a. Gate Issues Update. Few little issues, Chuck Mucciolo has been working on them to fix. Hard copy of the manual will be kept at the gatehouse.
 - i. Maintenance contract. Jim would like to start November 1, 2015. Electrical work to be done next week. Mike motioned we move up the maintenance contract to November 1, Eric seconded, motion passed. The gates were not aligned, now straightened out.
 - b. Landscape maintenance at the gates. Covered under Lakes and Landscaping.
 - c. Demand letter update. One homeowner is behind by \$45, other than Lot # 66 going to auction, all other accounts are paid up.
 - d. Additional work on fence by Weaver canal. Review of work to be done and decision from last month's board meeting. Work is to be started next week.
6. **New Business**
 - a. 2016 Budget review. Distributed to board members, to be discussed at next board meeting.

- b. Mailing of assessment coupons in December for 2016. Jim will put together a letter to homeowners, and will email to the board for review and requested edits.
 - c. Fines committee redo. Ros Klein and Chuck Mucciolo are on the fines committee; we need one more representative.
 - d. Front entrance signage. The R and S for the Boynton Waters' sign on one side were vandalized. They will be replaced in the next week.
7. **Adjourn** – Eric motioned, Meeting was adjourned at 11:18 a.m. **Next Meeting Scheduled for Saturday, November 14 at 10 a.m. – Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, November 14, 2015
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 10:07 a.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. **October, 2015 BOD Meeting.** Motion made by Eric to accept the minutes, seconded by Eli, motion passed.
3. **Treasurer's Reports**
 - a. Report from October 2015 BOD Meeting, Motion made by Eric to accept the report, seconded by Myra, motion passed.
 - b. Status Update from Jim. \$1720 due for fourth quarter; five households haven't paid for the quarter, and now have been assessed late fees; one more paid the assessment but is refusing to pay the late fee; another one has part of the assessment due and the late fee. Demand letters have gone out accordingly.
 - c. 2016 Budget Review. New contracts are not yet included, will be included in 2016. Eli motioned; Eric seconded, to accept the budget as presented. Motion passed. The budget needs to be included in the December APM mailing.
 - d. Reserve funds. Initial suggestion is to have one for general emergencies; one for streets/sidewalks; and one for the gates. Anything left over would be split three ways across the three funds. Currently we have a surplus, so this is a good time to re-allocate the reserves. Suggestion to get estimate for complete re-paving of the streets. We are now finished with the gate parts replacement and maintenance. Eli made a motion that we set up the three accounts as suggested. Seconded by Mike. Motion passed. Next motion from Eric that the amounts to go into the three accounts be reviewed on an annual basis by the board, at the November board meeting, and to take effect in December; seconded by Mike. Motion passed. Motion from Eli, seconded by Eric, to allocate the reserve funds for the 2016 budget as follows: 70% for the roads and sidewalks; 15% for general emergencies; and 15% for the gates. Motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Nothing new.
 - c. Violations – items for BOD review. First notice has gone to relevant households. Eric will follow up with second notices where needed.
 - d. Lakes & Landscaping
 - i. Restocking lake fish. Mike has been waiting for a call back. Mark Halmo has suggested restocking with about a dozen fish; we can double that amount. Mike motioned that we spend up to \$300 to restock, seconded by Eli, motion passed.
 - ii. Major League Landscaping contract. We will keep the current budget; we do expect add on charges, such as for white fly spraying and tree top and branches trimming. The contract does include 4 palm tree fertilizations/year; 2 lawn and ficus fertilizations/year; 6 trimmings of ficus/year; biannually planting of flowers at the entrance; and 38 lawn cuts per year for the common areas. Not included are tree trimmings when the bucket truck is needed to get high enough, and anything extra that might be needed.
5. **Old Business.** No old business this month.

6. New Business

- a. APM mailing including coupons for 2016. Mailing to go out December 1, 2016. Budget will be included. There will be 4 coupons for 2016 assessments, including envelopes. Many options to actually pay the assessments. No electronic transfer or credit card options are available.
- b. HOA Board letter. Myra will review and Jim will ensure it will be sent by APM.
- c. Holiday lights. Mike made a motion to call a company to determine the cost to outline our signs for the holiday season; and that the board should approve spending up to \$600 to put out lights for the 2015 holiday season this year; seconded by Eric. Motion passed. Eric will make the call for this year.
- d. Lot #66. The homeowner owes \$2904 in assessments and late fees. Supposed to go to auction on Nov. 17; motion from the bank to be heard on Monday to delay the auction. Current tenants are not registered owners or guests approved by the board. Mike made a motion to send a lawyer's letter to the bank demanding payment for past due assessments and late fees, stay current, and abide by all rules, seconded by Eric. Motion passed.
- e. Lot #40 is owned by the bank, and is paying the HOA fees.
- f. Lot #09 has a conversion van being parked on the driveway; the van is needed due to a disability, and therefore is being parked legally.

7. Adjourn – Meeting adjourned at 11:17 a.m. Next Meeting Scheduled for Saturday, December 12 at 10 a.m. – Boynton West Library.

BOYNTON WATERS HOMEOWNERS ASSOCIATION
BOARD MEETING
SATURDAY, DECEMBER 12, 2015
BOYNTON WEST LIBRARY

Meeting was called to order at 10:00 am. Quorum was established with the following Board Members present: Jim Lockyear, Eli Blinderman, Kip Brandrup and Eric Malkin. Bobbi Malkin sat in (non-voting) for Myra Ehrman, Secretary, who was absent, to take minutes.

The Minutes of the previous meeting, held in November 2015 were presented and accepted. Motion by Eric and second by Eli; unanimously accepted.

The Treasurer's Report was prepared by Carlos, who was absent, and presented by Jim. Two homeowners have not yet paid for 4th quarter 2015, both of which have been sent demand letters. One other homeowner has a partial payment which is late. Motion to accept Treasurer's Report made by Eric and seconded by Eli; unanimously accepted.

Committee Reports:

- Welcome Committee: Nothing to Report, although an Estoppel Letter has been issued for Lot 40.
- ARC: 2 applications presented and approved – 1 for solar panels for pool and 1 for screening in pool.
- Violations Committee: 17 violation letters sent out, many of which have already been taken care of and cleared.
- Lakes & Landscaping: Major League Landscaping began work 12/01/2015. They have already fixed the irrigation system and will be attacking dollar weed next.

Old Business:

None

New Business:

- Rob Pittman working on creating back-up for Boynton Waters HOA computer and install Windows 10 software.
- Discussion on changes to BWHOA docs to allow for small sailboats on the lake.
- Discussion that at the January Board Meeting the Agenda for the Annual HOA Meeting and nominations for the Board should be discussed and set as these need to be mailed out to all Homeowners.

Motion to adjourn made by Eric and seconded by Kip; unanimously accepted. Meeting adjourned at 10:40.

Next Meeting will be on Saturday, 01/30/2016 at 10:00 at the Boynton West Library.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, January 31, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 10:06 a.m. Present were Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Regrets from Mike Hansen.
2. **Approve Previous Minutes from December, 2014 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes.
3. **Treasurer’s Reports**
 - a. From December, 2014 BOD Meeting. In transition, did not get numbers back from APM yet, we are dealing with two different systems. Rob, Eli, and Jim met with APM on Wednesday. Rob’s information today does not have expenses received by APM. 89 members were current up to the start of this year. Annual report for 2014 was reviewed, less any information from APM regarding payments received. Eli made a motion, Jim seconded, to accept the report as is for now.
4. **Committee Reports**
 - a. Welcome – Lot 13, Mr. & Mrs. Archer attended and were welcomed as new owners.
 - b. ARC – Nothing new in the area, parking program has been going well. Poles for Superbowl Sunday parking will be set up tomorrow. Parking went well over the winter holidays.
 - c. Violations – items for BOD review – Lot # 003 – violations have been addressed. Lot # 059 – had a color issue with mailbox, has been addressed. Eric Malkin has volunteered to chair the Violations Committee going forward Jim motioned that we appoint Eric to the Violations Committee, seconded by Eli, motion passed. Now the Violations Committee can agree to have Eric to be the chair going forward. The Violations committee needs to visit Lot # 059 to review if violations have been corrected, if not, the Violations Committee can contact APM to send out a letter to the homeowners, giving 30 days’ notice that if repairs are not made, further steps will be taken by the BWHOA board.
 - d. Lakes & Landscaping
 - i. Rob motioned that we continue with Lake & Wetland Management, Inc. company to service our lakes for another year, Eli seconded, motion passed. We’ve put up new fences, which have been effective in keeping out non-BW residents.
 - ii. Rob made a motion to have previous landscaping company (Hometown?) to look after our hedges, including fertilization, as they did a good job in keeping out whitefly, seconded by Eli, motion passed. Jim suggested we table the discussion until our February board meeting, since Mike was not present for the discussion about the best methods to manage and treat the hedges along Jog Rd., especially north and south of our property. Also tabled was a discussion about replacing any trees that have come down.
5. **Old Business**
 - a. Management company APM
 - i. Evaluation Update – Company has been in the transition stage. Rob, Jim, and Eli met with them. They had Brian, Margaret, and Michelle at the meeting. We need to impress upon them they need to respond to us as requested to submit their reports and process to reimbursement board members for expenses on BWHOA. A decision to continue with APM will need to be made by the new board.
 - ii. Violations – It looks like APM will do a good job with violations.
 - iii. Bill Payment Process – This is slow, they have a different procedure.
 - iv. Current QuickBooks – shut down or maintain? Rob recommends that we maintain this, which has a maintenance fee of \$35-40 per month, through BBT. Myra made a motion, Jim seconded, motion passed to keep QuickBooks going.
 - b. Gate issues

- i. Selcom Directory Update Software. This is our keypad callbox system. Chuck maintains our directory for us, and he found a company which for \$25/month will maintain the directory. Rob made a motion, Eli seconded to have Chuck spend up to \$300 with a company to troubleshoot why we are still having issues. Motion passed. Eric Malkin has offered to takeover if Chuck cannot continue with update responsibilities. It is Chuck's recommendation that we do not replace the display yet. Tabled further discussion on Selcom until Chuck has a chance to meet with them.
- ii. Detection Loops – New ones have been paid for and will be going in during February.
- iii. Security Cameras – Table discussion for now.
- iv. Maintain system as needed or replace? The gate system includes the gates themselves, operators (arms), motors, DC power pack, and the controller system. Belts dry out and crack and we get slippage. Rob made a motion that we start saving the \$12,000 for operators when we need to replace them by creating a new escrow account. Eli amended the motion up to \$15,000, and seconded the motion, and the revised motion passed.
- c. Lot # 066 status – The homeowner, who no longer lives there, has been liened, by us, and the lien is good for five years..
- d. Lot 040 – We need to follow up again, as the judge overseeing moving the process forward has died.

6. New Business

- a. Charging residents for hard copy mailings (those not required by our documents). Eric Malkin offered to print copies for residents without email access, and he and Eli will personally distribute the hard copies.
- b. New Resident Approvals - Myra made a motion that we stop background checks on proposed purchasers, seconded by Eli, motion passed. Rob and Jim wanted it on the record that they thought we were making a mistake.
- c. Review of article VI, section 14 – Jim is concerned that we are selectively enforcing. We are asking the violations be consistently enforced. Jim made a motion, and Eli seconded, that we allow parking on the even side of the street, 24 hours a day. Motion passed. Rob made a motion that we go back to the original documents, which are enforceable, that only allow parking in designated parking spots (street is not), no seconder, motion failed.
- d. Fences and Security – Who has access? Rob made a motion that any resident who wants access to the locked areas can request a key from Kip or Eli; it was decided we don't need a motion, since residents by governing documents have access to common areas.
- e. Rob made a motion that we plant a bougainvillea close to the Stanley Weaver canal to protect from people coming from the north to fish. This has been tried before, and FPL has ripped out the vegetation. No seconder, and the motion did not pass.
- f. Annual HOA Meeting
 - i. Resumes – We need to mail out 30 days prior to the meeting.
 - ii. Ballot Preparation – Resumes only, we don't have any issues for vote.
 - iii. Deadlines – Mailing has to be sent out 30 days before the meeting. Rob to work with Myra to prepare the mailing.
 - iv. File Annual Report and Taxes – Wait until April when we have all the needed info.
 - v. Insurance – Brian from APM has the folder, we have not heard back from him. We need to notify Brian that he has two weeks to get back to us with his recommendations and the paperwork.
- g. Cleaning and sealing of sidewalks – Entrance and exit sidewalks need to be cleaned and sealed. Rob made a motion and Jim seconded, to spend up to \$250 to clean up the gatehouse and surroundings. Motioned failed, can be re-discussed at February meeting, to consider re-doing sidewalks for the whole community.
- h. Other items as time permits – No time left.

- 7. **Adjourn** – Meeting adjourned at 12:02 p.m. **Next Meeting Scheduled for Saturday, February 21, 2015 at 12:15 p.m., (*note later start time), Boynton West Library.**

Special Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 7, 2015 at 2:00 p.m.
Boynton Waters Guardhouse

Present: Mike Hansen, Eli Blinderman, Kip Brandup, Jim Lockyer, and Myra Ehrman

The meeting was called to order by Mike at 2:02 p.m. The reason for the meeting was that Rob Galvin resigned both from the BWHOA Board and from his role as Treasurer on Saturday, January 31, 2015, immediately following the conclusion of the monthly meeting's business.

Jim nominated Carlos Souto to the role of Treasurer, which Eli seconded, and the motion passed. Carlos holds the appointed position until the Annual AGM on March 21, 2015.

The meeting adjourned at 2:08 pm

Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 21, 2015 at 12:15 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 12:16 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, and Jim Lockyer.
2. **Approve Previous Minutes from January, 2015 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes. **Approve Minutes for Special Board Meeting on February 7, 2015.** Motioned by Eli, Jim seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. Welcome Carlos Souto as Interim Treasurer.
 - b. Report from January, 2015 BOD Meeting. Former Treasurer Rob Galvin prepared the report. APM has not been giving us timely updates as to account statuses. Second quarter dues will be sent out on March 11, 2015. Eli motioned to accept the report, seconded by Jim, motion passed. Recommended we have one generic account for capital improvements/ expenses as necessary, primarily gates, roads, and guardhouse. We should look at formalizing this at the March meeting. Catastrophic damages or replacement needs to be addressed. Jim made a motion for Carlos to investigate having a formal audit done, seconded by Eli, motion passed. Expected cost for an audit to be reported on at the next meeting.
4. **Committee Reports**
 - a. Welcome – no one in attendance.
 - b. ARC – Brief comment from the chair.
 - c. Violations – items for BOD review. No report.
 - d. Lakes & Landscaping. Recently planted bullrushes went into shock due to cold weather.
 - i. Retain company for fertilization? Eli has proposal from Hometown re fertilization. We need to wait 4-6 months because fertilization was recently done. Cold also has lasted longer than usual, we have seen dead carp in the lake from the cold.
 - ii. Lakes are looking healthy.
 - iii. Replace any trees which have come down? Wait until spring to consider replacing the trees again due to ongoing cold weather. We could get trees from Home Depot for 1/10 the cost of landscaping company, and Mike has offered to plant the trees. Agreed to table tree discussion for now. Jim motioned that we buy 10 Green Island Ficus/ hedges at \$5 apiece to test to see how they will fill in along Jog Rd., seconded by Myra, motion passed.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM this past Friday.
 - i. Bill Payment Process – APM had not entered vendor addresses so the vendors could be paid. We should have on file all the vendors we use, so we have certificates of liability. If payables are not cleaned up entirely by the next meeting, we need to look at whether we want to continue the relationship or not. Jim or Eli and Carlos were asked to try and meet with APM again early this coming week, and give them a verbal statement they have 30 days to improve their services, or we will terminate working with them.
 - ii. Current QuickBooks – shut down or maintain? Agreement to continue with decision from last board meeting, and maintain QuickBooks.
 - iii. Any insurance recommendations? APM had the opportunity to review our coverages, seems adequate for the size of the community. Jim has new invoices, companies are charging more for renewals. Jim will look into the premiums further, with recommendations for staying with or changing these companies. One company covers liability for the community, the other is coverage for the board.
 - b. Gate issues

- i. Selcom Directory Update Software. We have internet connection. Chuck returned the MagicJack as we are not using it anymore, as well as a couple of modems. The items will be locked up.
 - ii. Detection Loops – Put on hold, AGS cancelled appointment because they did not get paid yet. We will work on rectifying this week.
 - iii. Security Cameras – Table for new board.
 - iv. Maintain system as needed or replace? Table for new board.
- c. Lot # 040 update. Starting from scratch re who it is being handled by. New judge in charge, maybe we can try and get another check from Ocwen Bank. Keep accurate records for 2015 going forward. Jim and Eli will work together to watch what is going on.
- d. Annual HOA Meeting Update – mailing went out to all residents, sent on 2/14/15.
- e. Cleaning and sealing of sidewalks – Curbs and sidewalks are dirty. Kip and Eli can get two more quotes, tabled until next meeting.

6. New Business

- a. Second Quarter Assessment Letter – mailing by APM – Jim. APM to send this out.
 - b. BWHOA email – Jim is monitoring now. We will table until the new board is installed, and then the password can be changed.
 - c. Voting rights & past due assessments – Jim. Get current statement right before the vote, if anyone is not current at that time, the vote will not be allowed. Myra made a motion to not allow anyone with outstanding assessments to vote for the board at the annual board meeting on March 21, Jim seconded, motion passed. Send email blast – voting rights – please ensure if you have any questions about current dues, please contact a member of the board or APM Anybody who is not current in all assessments or fees will not be able to vote at the annual board meeting on March 21, 2015. Also Kip and Eli have offered to hand deliver the announcement as well.
 - d. Late fees, demand letters, & past due assessments – Motioned by Jim, seconded by Kip that we allow for a grace period for the first quarter of 2015, in recognition of the transition to APM, and some confusing communication. The motion passed. Going forward, payment compliance is expected starting with the second quarter of 2015, Assessments are due on the 1st of the quarter. At 30 days past due, a late fee of \$25 (state law) will be assessed. Any monies past due for any account at 45 days, the lot owner will receive a demand letter from the board which will be sent out, with a possibility of a lien. We need to meet with APM again, as their accounting is confusing.
 - e. Coconut Palm – invoice received for \$4900. We need to check when the annual contract was signed, and investigate this invoice further.
 - f. Other items as time permits – No more time to discuss.
7. **Adjourn** – Meeting adjourned at 1:45 p.m. **Next Meeting Scheduled for Saturday, March 21, 2015 at 1 p.m., Boynton West Library. Annual Homeowners' Meeting, to be followed by meeting of the new Board of Directors**

Boynton Waters' Board Meeting Minutes
March 21, 2015 at 2 p.m.
Boynton West Library

1. Convening of First Meeting New Board

- a. Appointment/ Election of Officers for 2015-2016 Term – Meeting called to order at 2:03 p.m. Full board was in attendance, including Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto. Myra Ehrman agreed to remain as secretary, Carlos Souto accepted to continue as treasurer. Jim Lockyer accepted the nomination to be president, and was voted in. Eli Blinderman accepted the nomination to be vice-president, and was voted in.
- b. Continue with APM Management – Jim and Carlos will go and meet with APM again to get a current update as to all our account statuses. Vote tabled until April board meeting.
- c. Separate Bank Accounts, New Maintenance Items, & Petty Cash Account - Myra made a motion that receipts up to \$250 be submitted to the treasurer, who is authorized to write a check to the board member without prior board approval. Carlos seconded the motion, which passed.
- d. Continue Current Insurance Policies – The Philadelphia policy will be paid this week. The Traveler's Insurance has a 20% increase; a new quote was obtained from Liberty Insurance. Eric made a motion that we pay the Traveler's policy; seconded by Carlos. Motion passed.
- e. Vote to spend \$ 1035.00 to trace all buried cables, mark locations, and condition of cable carried over from last meeting. Eric motioned to spend the money for the tracing, Myra seconded the motion; motion passed.
- f. Replace existing fence between Weaver canal and us at a cost of \$4,475.00 - Eric made a motion to get rid of the barbed wire, Eli seconded, that motion passed. No motion was made to replace the existing fence.
- g. Eli publicly thanked Chuck Mucciolo for going above and beyond in order to fix the gate keypad.
- h. Discussion about April Monthly Meeting Date/Time – Eli checked for large conference room availability in April. The only Saturday available slot is for April 18 at 1 p.m., and a hold was requested for that day and time.
- a. Motion to adjourn – The meeting adjourned at 2:46 p.m

Boynton Waters Home Owners Association Meeting Minutes
Saturday, April 18, 2015
Boynton West Library

1. **Call to Order /Roll Call** – The meeting was called to order at 1:07 p.m. Present at the meeting were Eli Blinderman, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 1:20 p.m. Regrets from Kip Brandup and Mike Hansen.
2. **Approve Previous Minutes**
 - a. **February, 2015 BOD Meeting** Eli motioned to approve, and Carlos seconded, for both sets of meeting minutes. Motion passed.
 - b. **March, 2015 BOD Meeting**
3. **Treasurer's Reports**
 - a. Report from March, 2015 BOD Meeting. We are requesting APM send us a synopsis going forward; thus far APM has been sending lengthy reports. Lot # 069 former renters had the deposit refund sent to them. Accounts are still being maintained by the board at BB&T and by APM in separate accounts.
 - b. Cost of Boynton Waters audit. Carlos called CPAs; they would do a compilation, but would not go beyond a 12 month period. Recommended to stay the way we are for now. 2014 taxes have been done already. We have a BB&T debit card which has not yet been activated. Eli motioned, Carlos seconded, that Jim hold on to the inactivated card, should an emergency arise. Motion passed.
 - c. We have \$8625.46 outstanding in collections. Lots #40 and 66 are the current biggest problems. Some late checks have just come in. Jim will make some phone calls before sending out demand letters to other delinquent homeowners.
4. **Committee Reports**
 - a. Welcome – no representatives attended.
 - b. ARC – no new requests outstanding. Two parking requests were handled; one went smoothly, the other not so smoothly, with a couple of car owners parked out too far into the road. Vehicles should not protrude into the road, and won't when parked at an angle and pulled in far enough on the grass. Homeowners hosting events should explain to guests how to park correctly if possible. Overall the overflow parking solution is working.
 - c. Violations – items for BOD review. No violations to report; the committee will do a drive around next week.
 - d. Lakes & Landscaping – Hedge Rehabilitation & Proposals. Kip got four estimates regarding planting an Arbovicola Trinette hedge at base and in front of Ficus hedge. The lowest estimate was \$5200, and the highest was \$7420. These are drought resistant, provide a sound buffer, grow densely, and can replace the Ficus hedges should we lose them. We have some around the flagpole at the front. May grow to be 3-4 feet. Eli motioned that we engage Harry Maxine to be awarded this contract, seconded by Carlos, motion passed. Jim will work with Harry.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM. Eli motioned that we stay with APM, send out a mailing with two coupons for the last two quarters of the year, four

- coupons for next year, and put a reminder notice on the gate when Itis time for dues to be paid. Seconded by Carlos, and the motion passed.
- b. Gate issues.
 - i. Detection loops. The new loops are working fine. We will know where the wires are before the next meeting.
 - ii. Maintain or replace decision. Table the decision until May, when we know what wires are where.
 - c. Tree replacement (tabled at Feb. 2015 meeting). Eric moved and Eli seconded that no action be taken at this time. Motion passed.
 - d. Replacement of gate cameras. Table until we know what the overall recommendations will be regarding the gate maintenance.
 - e. Lot # 040 update. Account was current as of September, 2013, and another deposit was received in 2014. We've been paying \$75 / month for landscaping. Eric motioned that we reimburse Eli \$360 for allowing his electrical supply to be hooked up to Lot #040's irrigation system through June, 2015, Carlos seconded, and the motion passed.
 - f. Pressure wash cleaning of sidewalks and swales. Jim provided some information; Eric will check with other COWBRA communities to learn about their experiences, and report back at a future meeting.
 - g. Street and STOP Signs. Tabled until May, 2015 meeting.
 - h. North chain link fence. Eli has had a proposal for \$1700 to remove the barbed wire, fix the gates, and add 8 foot fencing that goes all the way down to the canal. Eric made the motion, and Carlos seconded, to approve the proposal. Eli will make sure all board members get copies of the proposal.

6. New Business

- a. Board Administration
 - i. New board member certification. Both Eric and Carlos needed to meet the new board member requirements. They met the requirements by completing the form given to them by Jim.
 - ii. Sunbiz update. Jim has addressed this with APM, and the updates have been made. Jim is now the registered agent.
- b. New landscape contract for review and comments before we put it out for bids. An invitation to bid for landscape maintenance for common areas was put together by a law firm; copies were distributed to board members in attendance. The recommendation is to continue with Coconut Palm for month to month until this can be reviewed at the next board meeting.
- c. Rental Refund – Lot # 006. No issues with the lot, so the renters will be reimbursed their deposit.

7. Meeting was adjourned at 2:30 p.m. – Next Meeting Scheduled for May 16 at 1 p.m., Boynton West Library. June meeting will be held June 20, at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, May 16, 2015
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 1:00 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, Eric Malkin, and Carlos Souto. Regrets from Mike Hansen.
2. **Approve Previous Minutes - April, 2015 BOD Meeting.** Eric motioned to approve, and Eli seconded. Motion passed.
3. **Treasurer's Reports**
 - a. Report from April, 2015 BOD Meeting. APM is still producing multi-page monthly reports; we would prefer single page summaries for monthly meetings. Our cash is still currently split between the BWHOA account at BBT bank and APM's bank. We are currently behind expected budget by about \$347.00.
 - b. Lot specific updates - Lot # 040 has been sold, and the payout for us has been sent - \$2155.00 to come. Lot # 066 still is behind. Lot # 086 has received a demand letter. Jim called and spoke to everyone personally, one household was not receptive and will be getting a demand letter. APM handled most recent rental, and it is recommended that we have APM handle rentals going forward, with \$100 fee to come to BWHOA. Eric motioned we accept the treasurer's report, seconded by Eli, motion passed.
4. **Committee Reports**
 - a. Welcome – Jim tried to contact the newest renters, hasn't connected with them yet.
 - b. ARC - No representation.
 - c. Violations – items for BOD review. Eric drove around and saw a few things, but needs more committee members to agree, but didn't see that much. UPS and FedEx drivers have been seen to be speeding; we should get the truck numbers, day, and time of day witnessed, and Eric will call the company's complaint line.
 - d. Lakes & Landscaping.
 - i. The front has been cleaned up, other areas along Aqua Vista will be done next month. Community common area maintenance / new contract. Kip and Eli will monitor from the date new contract is issued that all deliverables are met as expected. There is a broken pipe/sprinkler near the south side entrance gate motor, which will be repaired on Monday, May 18. One item to be monitored is that the April fertilizer treatment for the trees was missed.
 - ii. Eli recommended that we modify some of the language in the Invitation to Bid to maintain the association's common areas, as originally provided at the last meeting. Eric made a motion, and Eli seconded, that the board agree to put a bid out for a new common area landscaping contract, with changes to the Invitation to Bid as discussed during the meeting. It is understood we will keep Coconut Palm on a month-to-month basis for now until a new contract is awarded.
5. **Old Business**
 - a. Gate Issues – Replace motorized units with needed hardware. A proposed contract with AGS was presented; there are several concerns. Agreement to table the proposal until next month, until after the concerns can be raised with the company and the contract amended.

- b. Key Pad update – Change system – Discussion about using a three phase approach; decide about the motorized units first, then look at the key pad issue, and only after they are decided upon, discussion what to do about the front gate cameras. Agreement to table this item until the next board meeting.
- c. Camera replacement – As per the prior item, this item is also tabled until the next board meeting.
- d. Fence repairs – Update provided of the work that was done.
- e. Pressure cleaning of sidewalks – Someone is coming June 16th to give an estimate on what it costs to seal the sidewalks. A pressure cleaning quote will also be requested by Eric.
- f. Street and STOP signs – Eric made a motion that we replace all signs in the community, for no more than \$1400 including installation, and Carlos seconded. Motion passed. Jim will meet with Eli to research further, and will order the signs if they find something suitable, and within the approved dollar amount.
- g. Other collection issues – Jim will get APM to follow up on outstanding collections, and he will do any demand letters as needed.
- h. Letter from resident – Request to allow parking outside of the rulings in the BWHOA documents.

6. New Business

- a. BBT Bank – The debit card needs to have a PIN assigned to it.
- b. Go Daddy web account – Jim needs to meet with Paul Ehrman to figure out a strategy to keep the boyntonwaters.org web site current.
- c. Other items as time permits.

7. Meeting adjourned at 2:45 p.m. Next Meeting – Saturday, June 20 at 10 a.m., Boynton West Library. The July meeting will be on Wednesday, July 15 at 7 p.m.

*Boynton Waters Home Owners Association
Board of Directors Meeting Minutes
Saturday, June 20, 2015
West Boynton Library*

- 1. Call to Order/Roll Call – Meeting was called to order at 10:04 am. Board Members in attendance were: Jim Lockyer, Eli Blinderman, Carlos Souto, Kip Brandrup, Mike Hansen and Eric Malkin. Myra Ehrman was out of town; Bobbi Malkin sat in to take Minutes in her absence.*
- 2. Previous Meeting Minutes – Accepted as read – Motion by Eric; second by Eli.*
- 3. Treasurer's Report – Report presented by Carlos thru May. Carlos reported that we are currently on track with this year's Budget thru the end of May. Treasurer's Report accepted as presented – Motion by Eric; second by Mike; Vote unanimous.*
- 4. Committee Reports:*
 - a. Welcome – No one to give report*
 - b. ARC – Max Nameth – several applications approved for various improvements such as: impact windows, fencing, driveway, roof replacement, hurricane shutters and special parking permit for July 4th.*
 - c. Violations – Eric – Nothing to report*
 - d. Lakes & Landscaping – Mark Halmo – New shrubs have been planted along hedge line. An otter was spotted in the lake this past week. He requested that someone contact a representative for Country Fair due to their Landscaping contractor blowing grass debris into the lake. Mike indicated that this has been an on-going problem and that he would contact them. The latest report from the lake maintenance contractor indicates that the water quality has been good. A discussion was opened with regard to the algae buildup behind Lots 13 & 83. Mark suggested pickerel at the water's edge. Jim reported that Progressive Insurance has paid for the ficus hedge replacement.*
- 5. Old Business:*

- a. *Gates* – Megan from AGS gave presentation regarding the Proposal previously discussed and tabled from May meeting. A long discussion and Q&A followed. The proposal is for a Linear 8100 and swing gate operators. Motion by Mike to accept the proposal from AGS for new key pad, gate operator motors, camera, line work and permit fees not to exceed a cost of \$21,000. Second by Eric. Vote unanimous.
- b. *Lot 40* – we have been paid for all back dues owed.
- c. *Outstanding Collection Issues* – Lot 66 has been Liened for \$600; Lot 91 is being resolved; Lot 55 is past due for \$90 (efforts to contact homeowner have failed, as phones not working and no other response received).
- d. *STOP and Street Signs* – These have been received. Jim showed a sample of one of the street signs and indicated that these are light reflective. Motion by Eric for BWHOA to reimburse Jim \$965 for cost; Second by Carlos; Vote unanimous.
Jim and Eli will install.
- e. *Sidewalk pressure cleaning* – Eric reported that contractor he has used is not able to do this job and that he will research other contractors.
- f. *Repairs to North fence* – Kip presented a proposal for repairs and planting of 38 agaves for \$950 + \$965.
Motion by Eli to plant agaves and to secure gate so that it does not swing. Discussion followed.
Motion by Eric to have Mark Halmo repair and secure the gate and plant bougainvillea at a cost of up to \$250, which would be reimbursed to him by BWHOA. Second by Carlos. Vote unanimous.
- g. *APM* – Will be handling paperwork for sales and rentals going forward. BWHOA receives \$100 for each application and APM will charge BWHOA an additional fee to BWHOA for handling this additional task. The BWHOA website will be up-dated to include APM's forms and instructions and provide contact numbers.
Motion by Eric; Second by Eli; Vote unanimous.

6. *New Business:*

- a. *COBWRA* will be celebrating 35th Anniversary in 2016 and is in the process of planning a Luncheon with a program. Eric indicated that we have made a contribution in the past for an ad in the program. Motion by Eric for BWHOA to contribute \$200 to place an ad in the program for which BWHOA will receive 2 tickets to the Luncheon. Second by Eli. Vote unanimous.

b. *Street Parking* – Mark Halmo requested that the Board reconsider overnight parking on the street, suggesting that this is a hazard for emergency vehicles and was never acceptable in the past. Board decided to keep parking rules as they are now stated.

7. *Adjournment:* Motion by Carlos; Second by Eli; Vote unanimous. Meeting adjourned at 11:40 am. Next Meeting will be held on Wednesday, July 15th at 7:00 pm at the West Boynton Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, July 15, 2015 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 7:03 p.m. Present at the meeting were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 7:05 p.m. Regrets from Mike Hansen.
2. **Approve Previous Minutes**
 - a. **June, 2015 BOD Meeting.** Eli motioned, seconded by Eric, to accept the minutes, motion passed.
3. **Treasurer's Reports**
 - a. Report from June, 2015 BOD Meeting. Eric motioned, Myra seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one in attendance.
 - b. ARC – See Violations.
 - c. Violations – items for BOD review
 - i. Garage door replacement – Mike. Lot # 8 – door has paint coming off it; ARC has approved replacement of the door. Owner will be replacing the door.
 - d. Lakes & Landscaping
 - i. Tree fertilization, including hedge line – According to an email from Mike, fertilization of the trees is due. Table until Mike is able to attend the next meeting.
5. **Old Business**
 - a. Gate Issues and repairs. Should be up and running with the gates this weekend. New keypad is on the post. Software is scheduled to be loaded tomorrow. Existing transponders are expected to work as before. Internet connection at the keypad, and for Chuck Mucciolo to do the updates. Gate motors will be updated with the Viking system. Underground wiring should be done shortly. Ongoing maintenance will cost about \$3000 / year; discussion about the maintenance and camera replacement was deferred to the August meeting.
 - b. Update on outstanding collection issues. Only two homeowners still owe dues for first or second quarter – Lots # 54 and 55, Lot # 54 is a rental. Lot # 66 has been lienied; up for foreclosure in October. We owe attorney for invoice costs for the foreclosure. Eric motioned, Eli seconded, to pay the attorney invoice; motion passed. The amount will be added to Lot #66 funds outstanding.
 - c. Sidewalk and swales pressure cleaning. Eric has received two quotes. Eli had a quote from the same company as last year; owner has agreed payment can wait until work is inspected and accepted. Eli motioned that we go with the company he spoke to – Green Earth; Eric seconded the motion; and the motion passed.
 - d. Website – Jim will work with Paul Ehrman to get the site rebuilt.
 - e. Street and STOP signs – Mike (disposal of old signs). Recycling and trash people won't pick up. Old signs need to be taken to the Belvedere recycling center; Jim and Eli will take to the recycling center.
6. **New Business**
 - a. Check for COWBRA – Eric. Jim has printed out the application. The board has approved a \$200 donation in support of COWBRA.
 - b. Other items as time permits. Question about landscaping company for ongoing maintenance. Annuals up front need to be replaced. Jim spoke to the owner about add on costs. We get complaints about entrance appearance. Jim will approach the owner prior to the next board meeting to find out best arrangement to keep the maintenance going without special requests

- being charged. Carlos recommended that we ask for a separate sub-contract for just the entrance. Item to be reviewed again at the next board meeting.
- c. Eli heard from three owners that they were happy to get the coupon books from APM.

7. Adjourn – Meeting adjourned at 7:52 p.m.

Next Meeting Scheduled – Saturday, August 29 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, August 29, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:a.m. Present: Eli Blinderman, Myra Ehrman, Mike Hansen, Jim Lockyer, and Carlos Souto. Regrets: Kip Brandup and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **July, 2015 BOD Meeting.** Report from July, 2015 BOD meeting. Eli motioned, Carlos seconded to accept the report.
3. **Treasurer's Reports**
 - a. Report from July 2015 BOD Meeting. Mike motioned, Eli seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one present from the committee; two homes for sale are under contract, will probably close in October.
 - b. ARC. One house approved for painting.
 - c. Violations – items for BOD review. Nothing new.
 - d. Lakes & Landscaping.
 - i. Tree fertilization, including hedge line. Overdue to fertilize all the trees in the development. Mike had been doing this the last couple of years. All the palm trees need to be fertilized 3-4 X per year (per University of Florida's Agricultural College). Agreement to get quotes from 3 companies, and review and vote at next board meeting on September 19, 2015.
 - ii. Trimming of ficus trees on North side of entrance. Duffy's landscaping recommended we do this after a year and a half; we are at that time now. Eli motioned, Myra seconded, to approve Duffy's to do the work; Mike will contact this week.
5. **Old Business**
 - a. Gate Issues Update. A few little issues remain. Recommended we put in a battery backup to handle the FPL brownouts, which will run for 20 minutes. Gates are 110 V; getting a quote for a battery. We can get a bigger battery backup, but may not be needed. Pricing to be brought back to September meeting.
 - b. Camera replacement - tabled from July. Camera is now working. No further action at this time.
 - c. Sidewalk pressure cleaning Update. Company did a good job.
 - d. Landscape maintenance at the gates. We need to give Coconut Palm more direction about seasonal annual plantings. Carlos has agreed to be the board's primary contact with the owners, and he will discuss any common area maintenance with them in Spanish.
 - e. Late fees and demand letters. Lot # 66 > \$2500; remaining outstanding is about \$1100 from the rest of the community. About 5 demand letters to be sent. We need to get from APM procedures for electronic payments and post on the website. Mike motioned we waive late fees for two homes as presented by Jim; Eli seconded; motion passed.
6. **New Business**
 - a. 4th quarter assessment notice. Starting September 15, sign will be posted on the gate reminding everyone payment is due by September 30, so everyone will see when they exit the community.
 - b. Royce proposals. We have a proposal to do the gate bearings and hinges - \$1231.00 + taxes. Will remove old hinges and bearings, install new ones, and align the gates, which needs to be done. Ongoing annual maintenance will be \$3000 less 5%; will go into 2016 budget. Royce will do the first maintenance starting in January; maintenance to be done

- quarterly. Eli motioned; Mike seconded, and the motion to approve cost to replace the gate bearings and hinges passed.
- c. RESERVE account setup. Need new RESERVE accounts – gates (separate); roads and sidewalk (separate); and emergency (hurricanes or similar acts of nature – also separate). Jim and Carlos will work on a proposal, which they will bring to the board meeting in September.
 - d. Storm preparations. Weir between Boynton Waters lake and the canal system is supposed to be closed now for the upcoming remains of tropical storm Erika, which we will check. Gates would be manually left open and tied down for a Category1 hurricane or greater.
 - e. Jim thanked Paul Ehrman for the recent updates of the boyntonwaters.org website, including information about contacting APM for various application situations.
 - f. Mike had a letter where he is listed as registered agent for Boynton Waters re a foreclosure in another community; that he is no longer the community's agent was changed with Sunbiz earlier this year.

7. Adjourn – Next Meeting Scheduled for Saturday, September 19 at 10 a.m. – Boynton West Library. Meeting adjourned at 10:47 a.m.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, September 19, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present: Eli Blinderman, Kip Brandup, Myra Ehrman, and Jim Lockyer. Regrets: Mike Hansen, Carlos Souto, and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **August, 2015 BOD Meeting.** Report from August, 2015 BOD meeting. Eli motioned, Kip seconded to accept the report. Motion passed.
3. **Treasurer's Reports**
 - a. Report from August, 2015 BOD Meeting. Myra motioned, Eli seconded to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. No new owners now, Lot #009 under contract. APM application process worked well.
 - b. ARC. Special parking went smoothly last Sunday; nothing else to report.
 - c. Violations. Since Eric has been unavailable recently, Eli motioned, Kip seconded, that Jim Lockyer and Paul Ehrman co-chair the violations committee on a temporary basis, as there are a number of violations which need attention. Motion passed.
 - i. Eli motioned, Myra seconded that we have Kip get the violation forms reprinted. Motion passed.
 - d. Lakes & Landscaping.
 - i. Tree Fertilization - Proposal from Hometown. Eli sent the proposal to board members. Myra motioned, Eli seconded, that we ask Hometown to fertilize all the palm trees in the BW common areas within the next couple of weeks. Motion passed. Jim will meet with two other companies in the near future to get proposals to look after all landscaping responsibilities.
 - ii. Repair of holes from old stumps – Mark Halmo's email. Jim has addressed the concern.
 - iii. Dead palm at Lot # 71. Will receive a violation notice this week.
 - iv. Lot # 40 will also receive a violation notice, as there are many problems.
5. **Old Business**
 - a. Gate Issues Update
 - i. Recent gate open episodes. We opened the gate because the wiring gets wet when it rains heavily; until all repairs needed are completed, we will open the gate when it is raining enough.
 - ii. Pricing for battery backup. Cost is \$463 plus tax.
 - iii. Replacement of buried low voltage cable. Eli motioned, Kip seconded, to change companies to have wiring done by Steve Thompson Electrical, not to exceed \$3000. Motion passed.
 - iv. Other wiring being updated includes: pedestrian gate; internet connections, flagpole lighting, and dial up connections for number pad.
 - b. Landscape maintenance at the gates. Table until next meeting.
 - c. RESERVE account set up. Jim, Carlos, and Eli started to develop the 2016 budget. RESERVE accounts for Emergencies – to be capped at \$40,000; Roads and Sidewalks to be set up and capped at \$40,000; Gates to be set up and capped at \$20,000. Full budget to be reviewed at October board meeting.
 - d. Demand letter update. Jim sent out demand letters to Lots #27, 46, 88, and 55. Two registered receipts received, two no registered receipts have been returned. If we don't get back proof that those two lots have received the notification, the information will be turned

over to BWHOA's legal counsel. Outside of Lot #66 (going to auction), total dollars owed to BWHOA is \$840.00.

6. New Business

- a. Electrostatic painting of gates. Table for a couple of months.
- b. Additional work on fence by Weaver canal. Kip motioned, Eli seconded, to get additional work done by Mark Fence Company to ensure all needed repairs still to be done, are completed, not to exceed \$1000. Motion passed. Combination locks to be installed instead of key locks. There is a recommendation that bougainvillea (which has thorns) be planted at a later date. Jim expressed his concern that doing any more work on the fence is a waste of money.
- c. Kip and Eli were going to meet soon with Florida Power and Light regarding second phase to power lake aeration system behind Lakeside Lane and Cascade Court. Agreement to table for now.

7. Adjourn – Eli motioned, Kip seconded, meeting adjourned at 11:15.

8. Next Meeting Scheduled for Saturday, October 17 at 10 a.m. – Boynton West Library. The next meeting after that is scheduled for Saturday, November 14 at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, October 17, 2015 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:04 a.m. Present were: Eli Blinderman, Kip Brandup, Myra Ehrman, Michael Hansen, Jim Lockyer, and Eric Malkin. Regrets from Carlos Souto.
2. **Approve Previous Minutes**
 - a. **September, 2015 BOD Meeting.** Eric motioned, Mike seconded to approve the previous minutes.
3. **Treasurer's Reports**
 - a. Report from September 2015 BOD Meeting. Jim provided the Treasurer's Report, and a proposed budget, which will be reviewed at the next meeting when Carlos can be in attendance. Kip motioned, Myra seconded, to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. New residents attended the meeting from Lot # 9.
 - b. ARC. Nothing new. There will be a social event tonight, and the signs will be put up later today.
 - c. Violations.
 - i. Two violations have been sent, homeowners have 30 days to respond. Eric will take back responsibility for chairing.
 - ii. Reprinting of violation forms. Jim has them in the guard house.
 - d. Lakes & Landscaping.
 - i. Our lake is really looking good. Mike will check with a couple other residents as to whether we should restock with a few of the special sterile fish, and let us know before the next meeting.
 - ii. We can review next February whether we should move forward with already approved additional bubblers for the lake.
 - iii. Tree Fertilization. Completed by Hometown.
 - iv. Jim has a proposal for landscaping from a new company, Major League Landscaping, LLC. The terms were read out. Mike motioned Section V. Item J be changed so tree fertilization is increased from twice a year to four times a year. Section VII Item A we would like to request a change to agree to an annual renewal of no more than 5% or inflation, whichever is greater. Eric seconded the motion, which passed. We will start with Major League effective December 1, 2015. We can ask for separate contracts for other work, such as pricing to do white fly treatment, and fertilization of ficus hedge line. Jim will check with reference communities as to what kind of percentage increases they have seen.
5. **Old Business**
 - a. Gate Issues Update. Few little issues, Chuck Mucciolo has been working on them to fix. Hard copy of the manual will be kept at the gatehouse.
 - i. Maintenance contract. Jim would like to start November 1, 2015. Electrical work to be done next week. Mike motioned we move up the maintenance contract to November 1, Eric seconded, motion passed. The gates were not aligned, now straightened out.
 - b. Landscape maintenance at the gates. Covered under Lakes and Landscaping.
 - c. Demand letter update. One homeowner is behind by \$45, other than Lot # 66 going to auction, all other accounts are paid up.
 - d. Additional work on fence by Weaver canal. Review of work to be done and decision from last month's board meeting. Work is to be started next week.
6. **New Business**
 - a. 2016 Budget review. Distributed to board members, to be discussed at next board meeting.

- b. Mailing of assessment coupons in December for 2016. Jim will put together a letter to homeowners, and will email to the board for review and requested edits.
 - c. Fines committee redo. Ros Klein and Chuck Mucciolo are on the fines committee; we need one more representative.
 - d. Front entrance signage. The R and S for the Boynton Waters' sign on one side were vandalized. They will be replaced in the next week.
7. **Adjourn** – Eric motioned, Meeting was adjourned at 11:18 a.m. **Next Meeting Scheduled for Saturday, November 14 at 10 a.m. – Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, November 14, 2015
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 10:07 a.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. **October, 2015 BOD Meeting.** Motion made by Eric to accept the minutes, seconded by Eli, motion passed.
3. **Treasurer's Reports**
 - a. Report from October 2015 BOD Meeting, Motion made by Eric to accept the report, seconded by Myra, motion passed.
 - b. Status Update from Jim. \$1720 due for fourth quarter; five households haven't paid for the quarter, and now have been assessed late fees; one more paid the assessment but is refusing to pay the late fee; another one has part of the assessment due and the late fee. Demand letters have gone out accordingly.
 - c. 2016 Budget Review. New contracts are not yet included, will be included in 2016. Eli motioned; Eric seconded, to accept the budget as presented. Motion passed. The budget needs to be included in the December APM mailing.
 - d. RESERVE funds. Initial suggestion is to have one for general emergencies; one for streets/sidewalks; and one for the gates. Anything left over would be split three ways across the three funds. Currently we have a surplus, so this is a good time to re-allocate the reserves. Suggestion to get estimate for complete re-paving of the streets. We are now finished with the gate parts replacement and maintenance. Eli made a motion that we set up the three accounts as suggested. Seconded by Mike. Motion passed. Next motion from Eric that the amounts to go into the three accounts be reviewed on an annual basis by the board, at the November board meeting, and to take effect in December; seconded by Mike. Motion passed. Motion from Eli, seconded by Eric, to allocate the RESERVE funds for the 2016 budget as follows: 70% for the roads and sidewalks; 15% for general emergencies; and 15% for the gates. Motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Nothing new.
 - c. Violations – items for BOD review. First notice has gone to relevant households. Eric will follow up with second notices where needed.
 - d. Lakes & Landscaping
 - i. Restocking lake fish. Mike has been waiting for a call back. Mark Halmo has suggested restocking with about a dozen fish; we can double that amount. Mike motioned that we spend up to \$300 to restock, seconded by Eli, motion passed.
 - ii. Major League Landscaping contract. We will keep the current budget; we do expect add on charges, such as for white fly spraying and tree top and branches trimming. The contract does include 4 palm tree fertilizations/year; 2 lawn and ficus fertilizations/year; 6 trimmings of ficus/year; biannually planting of flowers at the entrance; and 38 lawn cuts per year for the common areas. Not included are tree trimmings when the bucket truck is needed to get high enough, and anything extra that might be needed.
5. **Old Business.** No old business this month.

6. New Business

- a. APM mailing including coupons for 2016. Mailing to go out December 1, 2016. Budget will be included. There will be 4 coupons for 2016 assessments, including envelopes. Many options to actually pay the assessments. No electronic transfer or credit card options are available.
- b. HOA Board letter. Myra will review and Jim will ensure it will be sent by APM.
- c. Holiday lights. Mike made a motion to call a company to determine the cost to outline our signs for the holiday season; and that the board should approve spending up to \$600 to put out lights for the 2015 holiday season this year; seconded by Eric. Motion passed. Eric will make the call for this year.
- d. Lot #66. The homeowner owes \$2904 in assessments and late fees. Supposed to go to auction on Nov. 17; motion from the bank to be heard on Monday to delay the auction. Current tenants are not registered owners or guests approved by the board. Mike made a motion to send a lawyer's letter to the bank demanding payment for past due assessments and late fees, stay current, and abide by all rules, seconded by Eric. Motion passed.
- e. Lot #40 is owned by the bank, and is paying the HOA fees.
- f. Lot #09 has a conversion van being parked on the driveway; the van is needed due to a disability, and therefore is being parked legally.

7. Adjourn – Meeting adjourned at 11:17 a.m. Next Meeting Scheduled for Saturday, December 12 at 10 a.m. – Boynton West Library.

BOYNTON WATERS HOMEOWNERS ASSOCIATION
BOARD MEETING
SATURDAY, DECEMBER 12, 2015
BOYNTON WEST LIBRARY

Meeting was called to order at 10:00 am. Quorum was established with the following Board Members present: Jim Lockyear, Eli Blinderman, Kip Brandrup and Eric Malkin. Bobbi Malkin sat in (non-voting) for Myra Ehrman, Secretary, who was absent, to take minutes.

The Minutes of the previous meeting, held in November 2015 were presented and accepted. Motion by Eric and second by Eli; unanimously accepted.

The Treasurer's Report was prepared by Carlos, who was absent, and presented by Jim. Two homeowners have not yet paid for 4th quarter 2015, both of which have been sent demand letters. One other homeowner has a partial payment which is late. Motion to accept Treasurer's Report made by Eric and seconded by Eli; unanimously accepted.

Committee Reports:

- Welcome Committee: Nothing to Report, although an Estoppel Letter has been issued for Lot 40.
- ARC: 2 applications presented and approved – 1 for solar panels for pool and 1 for screening in pool.
- Violations Committee: 17 violation letters sent out, many of which have already been taken care of and cleared.
- Lakes & Landscaping: Major League Landscaping began work 12/01/2015. They have already fixed the irrigation system and will be attacking dollar weed next.

Old Business:

None

New Business:

- Rob Pittman working on creating back-up for Boynton Waters HOA computer and install Windows 10 software.
- Discussion on changes to BWHOA docs to allow for small sailboats on the lake.
- Discussion that at the January Board Meeting the Agenda for the Annual HOA Meeting and nominations for the Board should be discussed and set as these need to be mailed out to all Homeowners.

Motion to adjourn made by Eric and seconded by Kip; unanimously accepted. Meeting adjourned at 10:40.

Next Meeting will be on Saturday, 01/30/2016 at 10:00 at the Boynton West Library.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, January 31, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 10:06 a.m. Present were Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Regrets from Mike Hansen.
2. **Approve Previous Minutes from December, 2014 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From December, 2014 BOD Meeting. In transition, did not get numbers back from APM yet, we are dealing with two different systems. Rob, Eli, and Jim met with APM on Wednesday. Rob's information today does not have expenses received by APM. 89 members were current up to the start of this year. Annual report for 2014 was reviewed, less any information from APM regarding payments received. Eli made a motion, Jim seconded, to accept the report as is for now.
4. **Committee Reports**
 - a. Welcome – Lot 13, Mr. & Mrs. Archer attended and were welcomed as new owners.
 - b. ARC – Nothing new in the area, parking program has been going well. Poles for Superbowl Sunday parking will be set up tomorrow. Parking went well over the winter holidays.
 - c. Violations – items for BOD review – Lot # 003 – violations have been addressed. Lot # 059 – had a color issue with mailbox, has been addressed. Eric Malkin has volunteered to chair the Violations Committee going forward Jim motioned that we appoint Eric to the Violations Committee, seconded by Eli, motion passed. Now the Violations Committee can agree to have Eric to be the chair going forward. The Violations committee needs to visit Lot # 059 to review if violations have been corrected, if not, the Violations Committee can contact APM to send out a letter to the homeowners, giving 30 days' notice that if repairs are not made, further steps will be taken by the BWHOA board.
 - d. Lakes & Landscaping
 - i. Rob motioned that we continue with Lake & Wetland Management, Inc. company to service our lakes for another year, Eli seconded, motion passed. We've put up new fences, which have been effective in keeping out non-BW residents.
 - ii. Rob made a motion to have previous landscaping company (Hometown?) to look after our hedges, including fertilization, as they did a good job in keeping out whitefly, seconded by Eli, motion passed. Jim suggested we table the discussion until our February board meeting, since Mike was not present for the discussion about the best methods to manage and treat the hedges along Jog Rd., especially north and south of our property. Also tabled was a discussion about replacing any trees that have come down.
5. **Old Business**
 - a. Management company APM
 - i. Evaluation Update – Company has been in the transition stage. Rob, Jim, and Eli met with them. They had Brian, Margaret, and Michelle at the meeting. We need to impress upon them they need to respond to us as requested to submit their reports and process to reimbursement board members for expenses on BWHOA. A decision to continue with APM will need to be made by the new board.
 - ii. Violations – It looks like APM will do a good job with violations.
 - iii. Bill Payment Process – This is slow, they have a different procedure.
 - iv. Current QuickBooks – shut down or maintain? Rob recommends that we maintain this, which has a maintenance fee of \$35-40 per month, through BBT. Myra made a motion, Jim seconded, motion passed to keep QuickBooks going.
 - b. Gate issues

- i. Selcom Directory Update Software. This is our keypad callbox system. Chuck maintains our directory for us, and he found a company which for \$25/month will maintain the directory. Rob made a motion, Eli seconded to have Chuck spend up to \$300 with a company to troubleshoot why we are still having issues. Motion passed. Eric Malkin has offered to takeover if Chuck cannot continue with update responsibilities. It is Chuck's recommendation that we do not replace the display yet. Tabled further discussion on Selcom until Chuck has a chance to meet with them.
- ii. Detection Loops – New ones have been paid for and will be going in during February.
- iii. Security Cameras – Table discussion for now.
- iv. Maintain system as needed or replace? The gate system includes the gates themselves, operators (arms), motors, DC power pack, and the controller system. Belts dry out and crack and we get slippage. Rob made a motion that we start saving the \$12,000 for operators when we need to replace them by creating a new escrow account. Eli amended the motion up to \$15,000, and seconded the motion, and the revised motion passed.
- c. Lot # 066 status – The homeowner, who no longer lives there, has been liened, by us, and the lien is good for five years..
- d. Lot 040 – We need to follow up again, as the judge overseeing moving the process forward has died.

6. New Business

- a. Charging residents for hard copy mailings (those not required by our documents). Eric Malkin offered to print copies for residents without email access, and he and Eli will personally distribute the hard copies.
- b. New Resident Approvals - Myra made a motion that we stop background checks on proposed purchasers, seconded by Eli, motion passed. Rob and Jim wanted it on the record that they thought we were making a mistake.
- c. Review of article VI, section 14 – Jim is concerned that we are selectively enforcing. We are asking the violations be consistently enforced. Jim made a motion, and Eli seconded, that we allow parking on the even side of the street, 24 hours a day. Motion passed. Rob made a motion that we go back to the original documents, which are enforceable, that only allow parking in designated parking spots (street is not), no seconder, motion failed.
- d. Fences and Security – Who has access? Rob made a motion that any resident who wants access to the locked areas can request a key from Kip or Eli; it was decided we don't need a motion, since residents by governing documents have access to common areas.
- e. Rob made a motion that we plant a bougainvillea close to the Stanley Weaver canal to protect from people coming from the north to fish. This has been tried before, and FPL has ripped out the vegetation. No seconder, and the motion did not pass.
- f. Annual HOA Meeting
 - i. Resumes – We need to mail out 30 days prior to the meeting.
 - ii. Ballot Preparation – Resumes only, we don't have any issues for vote.
 - iii. Deadlines – Mailing has to be sent out 30 days before the meeting. Rob to work with Myra to prepare the mailing.
 - iv. File Annual Report and Taxes – Wait until April when we have all the needed info.
 - v. Insurance – Brian from APM has the folder, we have not heard back from him. We need to notify Brian that he has two weeks to get back to us with his recommendations and the paperwork.
- g. Cleaning and sealing of sidewalks – Entrance and exit sidewalks need to be cleaned and sealed. Rob made a motion and Jim seconded, to spend up to \$250 to clean up the gatehouse and surroundings. Motioned failed, can be re-discussed at February meeting, to consider re-doing sidewalks for the whole community.
- h. Other items as time permits – No time left.

- 7. **Adjourn** – Meeting adjourned at 12:02 p.m. **Next Meeting Scheduled for Saturday, February 21, 2015 at 12:15 p.m., (*note later start time), Boynton West Library.**

Special Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 7, 2015 at 2:00 p.m.
Boynton Waters Guardhouse

Present: Mike Hansen, Eli Blinderman, Kip Brandup, Jim Lockyer, and Myra Ehrman

The meeting was called to order by Mike at 2:02 p.m. The reason for the meeting was that Rob Galvin resigned both from the BWHOA Board and from his role as Treasurer on Saturday, January 31, 2015, immediately following the conclusion of the monthly meeting's business.

Jim nominated Carlos Souto to the role of Treasurer, which Eli seconded, and the motion passed. Carlos holds the appointed position until the Annual AGM on March 21, 2015.

The meeting adjourned at 2:08 pm

Boynton Waters Home Owners Association Meeting Minutes
Saturday, February 21, 2015 at 12:15 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 12:16 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, and Jim Lockyer.
2. **Approve Previous Minutes from January, 2015 BOD Meeting.** Eli motioned, Jim seconded, motion passed to accept the minutes. **Approve Minutes for Special Board Meeting on February 7, 2015.** Motioned by Eli, Jim seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. Welcome Carlos Souto as Interim Treasurer.
 - b. Report from January, 2015 BOD Meeting. Former Treasurer Rob Galvin prepared the report. APM has not been giving us timely updates as to account statuses. Second quarter dues will be sent out on March 11, 2015. Eli motioned to accept the report, seconded by Jim, motion passed. Recommended we have one generic account for capital improvements/ expenses as necessary, primarily gates, roads, and guardhouse. We should look at formalizing this at the March meeting. Catastrophic damages or replacement needs to be addressed. Jim made a motion for Carlos to investigate having a formal audit done, seconded by Eli, motion passed. Expected cost for an audit to be reported on at the next meeting.
4. **Committee Reports**
 - a. Welcome – no one in attendance.
 - b. ARC – Brief comment from the chair.
 - c. Violations – items for BOD review. No report.
 - d. Lakes & Landscaping. Recently planted bullrushes went into shock due to cold weather.
 - i. Retain company for fertilization? Eli has proposal from Hometown re fertilization. We need to wait 4-6 months because fertilization was recently done. Cold also has lasted longer than usual, we have seen dead carp in the lake from the cold.
 - ii. Lakes are looking healthy.
 - iii. Replace any trees which have come down? Wait until spring to consider replacing the trees again due to ongoing cold weather. We could get trees from Home Depot for 1/10 the cost of landscaping company, and Mike has offered to plant the trees. Agreed to table tree discussion for now. Jim motioned that we buy 10 Green Island Ficus/ hedges at \$5 apiece to test to see how they will fill in along Jog Rd., seconded by Myra, motion passed.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM this past Friday.
 - i. Bill Payment Process – APM had not entered vendor addresses so the vendors could be paid. We should have on file all the vendors we use, so we have certificates of liability. If payables are not cleaned up entirely by the next meeting, we need to look at whether we want to continue the relationship or not. Jim or Eli and Carlos were asked to try and meet with APM again early this coming week, and give them a verbal statement they have 30 days to improve their services, or we will terminate working with them.
 - ii. Current QuickBooks – shut down or maintain? Agreement to continue with decision from last board meeting, and maintain QuickBooks.
 - iii. Any insurance recommendations? APM had the opportunity to review our coverages, seems adequate for the size of the community. Jim has new invoices, companies are charging more for renewals. Jim will look into the premiums further, with recommendations for staying with or changing these companies. One company covers liability for the community, the other is coverage for the board.
 - b. Gate issues

- i. Selcom Directory Update Software. We have internet connection. Chuck returned the MagicJack as we are not using it anymore, as well as a couple of modems. The items will be locked up.
 - ii. Detection Loops – Put on hold, AGS cancelled appointment because they did not get paid yet. We will work on rectifying this week.
 - iii. Security Cameras – Table for new board.
 - iv. Maintain system as needed or replace? Table for new board.
- c. Lot # 040 update. Starting from scratch re who it is being handled by. New judge in charge, maybe we can try and get another check from Ocwen Bank. Keep accurate records for 2015 going forward. Jim and Eli will work together to watch what is going on.
- d. Annual HOA Meeting Update – mailing went out to all residents, sent on 2/14/15.
- e. Cleaning and sealing of sidewalks – Curbs and sidewalks are dirty. Kip and Eli can get two more quotes, tabled until next meeting.

6. New Business

- a. Second Quarter Assessment Letter – mailing by APM – Jim. APM to send this out.
 - b. BWHOA email – Jim is monitoring now. We will table until the new board is installed, and then the password can be changed.
 - c. Voting rights & past due assessments – Jim. Get current statement right before the vote, if anyone is not current at that time, the vote will not be allowed. Myra made a motion to not allow anyone with outstanding assessments to vote for the board at the annual board meeting on March 21, Jim seconded, motion passed. Send email blast – voting rights – please ensure if you have any questions about current dues, please contact a member of the board or APM Anybody who is not current in all assessments or fees will not be able to vote at the annual board meeting on March 21, 2015. Also Kip and Eli have offered to hand deliver the announcement as well.
 - d. Late fees, demand letters, & past due assessments – Motioned by Jim, seconded by Kip that we allow for a grace period for the first quarter of 2015, in recognition of the transition to APM, and some confusing communication. The motion passed. Going forward, payment compliance is expected starting with the second quarter of 2015, Assessments are due on the 1st of the quarter. At 30 days past due, a late fee of \$25 (state law) will be assessed. Any monies past due for any account at 45 days, the lot owner will receive a demand letter from the board which will be sent out, with a possibility of a lien. We need to meet with APM again, as their accounting is confusing.
 - e. Coconut Palm – invoice received for \$4900. We need to check when the annual contract was signed, and investigate this invoice further.
 - f. Other items as time permits – No more time to discuss.
7. **Adjourn** – Meeting adjourned at 1:45 p.m. **Next Meeting Scheduled for Saturday, March 21, 2015 at 1 p.m., Boynton West Library. Annual Homeowners' Meeting, to be followed by meeting of the new Board of Directors**

Boynton Waters' Board Meeting Minutes
March 21, 2015 at 2 p.m.
Boynton West Library

1. Convening of First Meeting New Board

- a. Appointment/ Election of Officers for 2015-2016 Term – Meeting called to order at 2:03 p.m. Full board was in attendance, including Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto. Myra Ehrman agreed to remain as secretary, Carlos Souto accepted to continue as treasurer. Jim Lockyer accepted the nomination to be president, and was voted in. Eli Blinderman accepted the nomination to be vice-president, and was voted in.
- b. Continue with APM Management – Jim and Carlos will go and meet with APM again to get a current update as to all our account statuses. Vote tabled until April board meeting.
- c. Separate Bank Accounts, New Maintenance Items, & Petty Cash Account - Myra made a motion that receipts up to \$250 be submitted to the treasurer, who is authorized to write a check to the board member without prior board approval. Carlos seconded the motion, which passed.
- d. Continue Current Insurance Policies – The Philadelphia policy will be paid this week. The Traveler's Insurance has a 20% increase; a new quote was obtained from Liberty Insurance. Eric made a motion that we pay the Traveler's policy; seconded by Carlos. Motion passed.
- e. Vote to spend \$ 1035.00 to trace all buried cables, mark locations, and condition of cable carried over from last meeting. Eric motioned to spend the money for the tracing, Myra seconded the motion; motion passed.
- f. Replace existing fence between Weaver canal and us at a cost of \$4,475.00 - Eric made a motion to get rid of the barbed wire, Eli seconded, that motion passed. No motion was made to replace the existing fence.
- g. Eli publicly thanked Chuck Mucciolo for going above and beyond in order to fix the gate keypad.
- h. Discussion about April Monthly Meeting Date/Time – Eli checked for large conference room availability in April. The only Saturday available slot is for April 18 at 1 p.m., and a hold was requested for that day and time.
- a. Motion to adjourn – The meeting adjourned at 2:46 p.m

Boynton Waters Home Owners Association Meeting Minutes
Saturday, April 18, 2015
Boynton West Library

1. **Call to Order /Roll Call** – The meeting was called to order at 1:07 p.m. Present at the meeting were Eli Blinderman, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 1:20 p.m. Regrets from Kip Brandup and Mike Hansen.
2. **Approve Previous Minutes**
 - a. **February, 2015 BOD Meeting** Eli motioned to approve, and Carlos seconded, for both sets of meeting minutes. Motion passed.
 - b. **March, 2015 BOD Meeting**
3. **Treasurer's Reports**
 - a. Report from March, 2015 BOD Meeting. We are requesting APM send us a synopsis going forward; thus far APM has been sending lengthy reports. Lot # 069 former renters had the deposit refund sent to them. Accounts are still being maintained by the board at BB&T and by APM in separate accounts.
 - b. Cost of Boynton Waters audit. Carlos called CPAs; they would do a compilation, but would not go beyond a 12 month period. Recommended to stay the way we are for now. 2014 taxes have been done already. We have a BB&T debit card which has not yet been activated. Eli motioned, Carlos seconded, that Jim hold on to the inactivated card, should an emergency arise. Motion passed.
 - c. We have \$8625.46 outstanding in collections. Lots #40 and 66 are the current biggest problems. Some late checks have just come in. Jim will make some phone calls before sending out demand letters to other delinquent homeowners.
4. **Committee Reports**
 - a. Welcome – no representatives attended.
 - b. ARC – no new requests outstanding. Two parking requests were handled; one went smoothly, the other not so smoothly, with a couple of car owners parked out too far into the road. Vehicles should not protrude into the road, and won't when parked at an angle and pulled in far enough on the grass. Homeowners hosting events should explain to guests how to park correctly if possible. Overall the overflow parking solution is working.
 - c. Violations – items for BOD review. No violations to report; the committee will do a drive around next week.
 - d. Lakes & Landscaping – Hedge Rehabilitation & Proposals. Kip got four estimates regarding planting an Arboicola Trinette hedge at base and in front of Ficus hedge. The lowest estimate was \$5200, and the highest was \$7420. These are drought resistant, provide a sound buffer, grow densely, and can replace the Ficus hedges should we lose them. We have some around the flagpole at the front. May grow to be 3-4 feet. Eli motioned that we engage Harry Maxine to be awarded this contract, seconded by Carlos, motion passed. Jim will work with Harry.
5. **Old Business**
 - a. Management company APM. Jim and Carlos met with APM. Eli motioned that we stay with APM, send out a mailing with two coupons for the last two quarters of the year, four

- coupons for next year, and put a reminder notice on the gate when Itis time for dues to be paid. Seconded by Carlos, and the motion passed.
- b. Gate issues.
 - i. Detection loops. The new loops are working fine. We will know where the wires are before the next meeting.
 - ii. Maintain or replace decision. Table the decision until May, when we know what wires are where.
 - c. Tree replacement (tabled at Feb. 2015 meeting). Eric moved and Eli seconded that no action be taken at this time. Motion passed.
 - d. Replacement of gate cameras. Table until we know what the overall recommendations will be regarding the gate maintenance.
 - e. Lot # 040 update. Account was current as of September, 2013, and another deposit was received in 2014. We've been paying \$75 / month for landscaping. Eric motioned that we reimburse Eli \$360 for allowing his electrical supply to be hooked up to Lot #040's irrigation system through June, 2015, Carlos seconded, and the motion passed.
 - f. Pressure wash cleaning of sidewalks and swales. Jim provided some information; Eric will check with other COWBRA communities to learn about their experiences, and report back at a future meeting.
 - g. Street and STOP Signs. Tabled until May, 2015 meeting.
 - h. North chain link fence. Eli has had a proposal for \$1700 to remove the barbed wire, fix the gates, and add 8 foot fencing that goes all the way down to the canal. Eric made the motion, and Carlos seconded, to approve the proposal. Eli will make sure all board members get copies of the proposal.

6. New Business

- a. Board Administration
 - i. New board member certification. Both Eric and Carlos needed to meet the new board member requirements. They met the requirements by completing the form given to them by Jim.
 - ii. Sunbiz update. Jim has addressed this with APM, and the updates have been made. Jim is now the registered agent.
- b. New landscape contract for review and comments before we put it out for bids. An invitation to bid for landscape maintenance for common areas was put together by a law firm; copies were distributed to board members in attendance. The recommendation is to continue with Coconut Palm for month to month until this can be reviewed at the next board meeting.
- c. Rental Refund – Lot # 006. No issues with the lot, so the renters will be reimbursed their deposit.

7. Meeting was adjourned at 2:30 p.m. – Next Meeting Scheduled for May 16 at 1 p.m., Boynton West Library. June meeting will be held June 20, at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, May 16, 2015
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 1:00 p.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, Eric Malkin, and Carlos Souto. Regrets from Mike Hansen.
2. **Approve Previous Minutes - April, 2015 BOD Meeting.** Eric motioned to approve, and Eli seconded. Motion passed.
3. **Treasurer's Reports**
 - a. Report from April, 2015 BOD Meeting. APM is still producing multi-page monthly reports; we would prefer single page summaries for monthly meetings. Our cash is still currently split between the BWHOA account at BBT bank and APM's bank. We are currently behind expected budget by about \$347.00.
 - b. Lot specific updates - Lot # 040 has been sold, and the payout for us has been sent - \$2155.00 to come. Lot # 066 still is behind. Lot # 086 has received a demand letter. Jim called and spoke to everyone personally, one household was not receptive and will be getting a demand letter. APM handled most recent rental, and it is recommended that we have APM handle rentals going forward, with \$100 fee to come to BWHOA. Eric motioned we accept the treasurer's report, seconded by Eli, motion passed.
4. **Committee Reports**
 - a. Welcome – Jim tried to contact the newest renters, hasn't connected with them yet.
 - b. ARC - No representation.
 - c. Violations – items for BOD review. Eric drove around and saw a few things, but needs more committee members to agree, but didn't see that much. UPS and FedEx drivers have been seen to be speeding; we should get the truck numbers, day, and time of day witnessed, and Eric will call the company's complaint line.
 - d. Lakes & Landscaping.
 - i. The front has been cleaned up, other areas along Aqua Vista will be done next month. Community common area maintenance / new contract. Kip and Eli will monitor from the date new contract is issued that all deliverables are met as expected. There is a broken pipe/sprinkler near the south side entrance gate motor, which will be repaired on Monday, May 18. One item to be monitored is that the April fertilizer treatment for the trees was missed.
 - ii. Eli recommended that we modify some of the language in the Invitation to Bid to maintain the association's common areas, as originally provided at the last meeting. Eric made a motion, and Eli seconded, that the board agree to put a bid out for a new common area landscaping contract, with changes to the Invitation to Bid as discussed during the meeting. It is understood we will keep Coconut Palm on a month-to-month basis for now until a new contract is awarded.
5. **Old Business**
 - a. Gate Issues – Replace motorized units with needed hardware. A proposed contract with AGS was presented; there are several concerns. Agreement to table the proposal until next month, until after the concerns can be raised with the company and the contract amended.

- b. Key Pad update – Change system – Discussion about using a three phase approach; decide about the motorized units first, then look at the key pad issue, and only after they are decided upon, discussion what to do about the front gate cameras. Agreement to table this item until the next board meeting.
- c. Camera replacement – As per the prior item, this item is also tabled until the next board meeting.
- d. Fence repairs – Update provided of the work that was done.
- e. Pressure cleaning of sidewalks – Someone is coming June 16th to give an estimate on what it costs to seal the sidewalks. A pressure cleaning quote will also be requested by Eric.
- f. Street and STOP signs – Eric made a motion that we replace all signs in the community, for no more than \$1400 including installation, and Carlos seconded. Motion passed. Jim will meet with Eli to research further, and will order the signs if they find something suitable, and within the approved dollar amount.
- g. Other collection issues – Jim will get APM to follow up on outstanding collections, and he will do any demand letters as needed.
- h. Letter from resident – Request to allow parking outside of the rulings in the BWHOA documents.

6. New Business

- a. BBT Bank – The debit card needs to have a PIN assigned to it.
- b. Go Daddy web account – Jim needs to meet with Paul Ehrman to figure out a strategy to keep the boyntonwaters.org web site current.
- c. Other items as time permits.

7. Meeting adjourned at 2:45 p.m. Next Meeting – Saturday, June 20 at 10 a.m., Boynton West Library. The July meeting will be on Wednesday, July 15 at 7 p.m.

*Boynton Waters Home Owners Association
Board of Directors Meeting Minutes
Saturday, June 20, 2015
West Boynton Library*

- 1. Call to Order/Roll Call – Meeting was called to order at 10:04 am. Board Members in attendance were: Jim Lockyer, Eli Blinderman, Carlos Souto, Kip Brandrup, Mike Hansen and Eric Malkin. Myra Ehrman was out of town; Bobbi Malkin sat in to take Minutes in her absence.*
- 2. Previous Meeting Minutes – Accepted as read – Motion by Eric; second by Eli.*
- 3. Treasurer's Report – Report presented by Carlos thru May. Carlos reported that we are currently on track with this year's Budget thru the end of May. Treasurer's Report accepted as presented – Motion by Eric; second by Mike; Vote unanimous.*
- 4. Committee Reports:*
 - a. Welcome – No one to give report*
 - b. ARC – Max Nameth – several applications approved for various improvements such as: impact windows, fencing, driveway, roof replacement, hurricane shutters and special parking permit for July 4th.*
 - c. Violations – Eric – Nothing to report*
 - d. Lakes & Landscaping – Mark Halmo – New shrubs have been planted along hedge line. An otter was spotted in the lake this past week. He requested that someone contact a representative for Country Fair due to their Landscaping contractor blowing grass debris into the lake. Mike indicated that this has been an on-going problem and that he would contact them. The latest report from the lake maintenance contractor indicates that the water quality has been good. A discussion was opened with regard to the algae buildup behind Lots 13 & 83. Mark suggested pickerel at the water's edge. Jim reported that Progressive Insurance has paid for the ficus hedge replacement.*
- 5. Old Business:*

- a. *Gates* – Megan from AGS gave presentation regarding the Proposal previously discussed and tabled from May meeting. A long discussion and Q&A followed. The proposal is for a Linear 8100 and swing gate operators. Motion by Mike to accept the proposal from AGS for new key pad, gate operator motors, camera, line work and permit fees not to exceed a cost of \$21,000. Second by Eric. Vote unanimous.
- b. *Lot 40* – we have been paid for all back dues owed.
- c. *Outstanding Collection Issues* – Lot 66 has been liened for \$600; Lot 91 is being resolved; Lot 55 is past due for \$90 (efforts to contact homeowner have failed, as phones not working and no other response received).
- d. *STOP and Street Signs* – These have been received. Jim showed a sample of one of the street signs and indicated that these are light reflective. Motion by Eric for BWHOA to reimburse Jim \$965 for cost; Second by Carlos; Vote unanimous.
Jim and Eli will install.
- e. *Sidewalk pressure cleaning* – Eric reported that contractor he has used is not able to do this job and that he will research other contractors.
- f. *Repairs to North fence* – Kip presented a proposal for repairs and planting of 38 agaves for \$950 + \$965.
Motion by Eli to plant agaves and to secure gate so that it does not swing. Discussion followed.
Motion by Eric to have Mark Halmo repair and secure the gate and plant bougainvillea at a cost of up to \$250, which would be reimbursed to him by BWHOA. Second by Carlos. Vote unanimous.
- g. *APM* – Will be handling paperwork for sales and rentals going forward. BWHOA receives \$100 for each application and APM will charge BWHOA an additional fee to BWHOA for handling this additional task. The BWHOA website will be up-dated to include APM's forms and instructions and provide contact numbers.
Motion by Eric; Second by Eli; Vote unanimous.

6. *New Business:*

- a. *COBWRA* will be celebrating 35th Anniversary in 2016 and is in the process of planning a Luncheon with a program. Eric indicated that we have made a contribution in the past for an ad in the program. Motion by Eric for BWHOA to contribute \$200 to place an ad in the program for which BWHOA will receive 2 tickets to the Luncheon. Second by Eli. Vote unanimous.

b. *Street Parking* – Mark Halmo requested that the Board reconsider overnight parking on the street, suggesting that this is a hazard for emergency vehicles and was never acceptable in the past. Board decided to keep parking rules as they are now stated.

7. *Adjournment:* Motion by Carlos; Second by Eli; Vote unanimous. Meeting adjourned at 11:40 am. Next Meeting will be held on Wednesday, July 15th at 7:00 pm at the West Boynton Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Wednesday, July 15, 2015 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 7:03 p.m. Present at the meeting were Eli Blinderman, Kip Brandup, Myra Ehrman, Jim Lockyer, and Carlos Souto. Eric Malkin arrived at 7:05 p.m. Regrets from Mike Hansen.
2. **Approve Previous Minutes**
 - a. **June, 2015 BOD Meeting.** Eli motioned, seconded by Eric, to accept the minutes, motion passed.
3. **Treasurer's Reports**
 - a. Report from June, 2015 BOD Meeting. Eric motioned, Myra seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one in attendance.
 - b. ARC – See Violations.
 - c. Violations – items for BOD review
 - i. Garage door replacement – Mike. Lot # 8 – door has paint coming off it; ARC has approved replacement of the door. Owner will be replacing the door.
 - d. Lakes & Landscaping
 - i. Tree fertilization, including hedge line – According to an email from Mike, fertilization of the trees is due. Table until Mike is able to attend the next meeting.
5. **Old Business**
 - a. Gate Issues and repairs. Should be up and running with the gates this weekend. New keypad is on the post. Software is scheduled to be loaded tomorrow. Existing transponders are expected to work as before. Internet connection at the keypad, and for Chuck Mucciolo to do the updates. Gate motors will be updated with the Viking system. Underground wiring should be done shortly. Ongoing maintenance will cost about \$3000 / year; discussion about the maintenance and camera replacement was deferred to the August meeting.
 - b. Update on outstanding collection issues. Only two homeowners still owe dues for first or second quarter – Lots # 54 and 55, Lot # 54 is a rental. Lot # 66 has been lienied; up for foreclosure in October. We owe attorney for invoice costs for the foreclosure. Eric motioned, Eli seconded, to pay the attorney invoice; motion passed. The amount will be added to Lot #66 funds outstanding.
 - c. Sidewalk and swales pressure cleaning. Eric has received two quotes. Eli had a quote from the same company as last year; owner has agreed payment can wait until work is inspected and accepted. Eli motioned that we go with the company he spoke to – Green Earth; Eric seconded the motion; and the motion passed.
 - d. Website – Jim will work with Paul Ehrman to get the site rebuilt.
 - e. Street and STOP signs – Mike (disposal of old signs). Recycling and trash people won't pick up. Old signs need to be taken to the Belvedere recycling center; Jim and Eli will take to the recycling center.
6. **New Business**
 - a. Check for COWBRA – Eric. Jim has printed out the application. The board has approved a \$200 donation in support of COWBRA.
 - b. Other items as time permits. Question about landscaping company for ongoing maintenance. Annuals up front need to be replaced. Jim spoke to the owner about add on costs. We get complaints about entrance appearance. Jim will approach the owner prior to the next board meeting to find out best arrangement to keep the maintenance going without special requests

- being charged. Carlos recommended that we ask for a separate sub-contract for just the entrance. Item to be reviewed again at the next board meeting.
- c. Eli heard from three owners that they were happy to get the coupon books from APM.

7. Adjourn – Meeting adjourned at 7:52 p.m.

Next Meeting Scheduled – Saturday, August 29 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, August 29, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:a.m. Present: Eli Blinderman, Myra Ehrman, Mike Hansen, Jim Lockyer, and Carlos Souto. Regrets: Kip Brandup and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **July, 2015 BOD Meeting.** Report from July, 2015 BOD meeting. Eli motioned, Carlos seconded to accept the report.
3. **Treasurer's Reports**
 - a. Report from July 2015 BOD Meeting. Mike motioned, Eli seconded to accept the report.
4. **Committee Reports**
 - a. Welcome. No one present from the committee; two homes for sale are under contract, will probably close in October.
 - b. ARC. One house approved for painting.
 - c. Violations – items for BOD review. Nothing new.
 - d. Lakes & Landscaping.
 - i. Tree fertilization, including hedge line. Overdue to fertilize all the trees in the development. Mike had been doing this the last couple of years. All the palm trees need to be fertilized 3-4 X per year (per University of Florida's Agricultural College). Agreement to get quotes from 3 companies, and review and vote at next board meeting on September 19, 2015.
 - ii. Trimming of ficus trees on North side of entrance. Duffy's landscaping recommended we do this after a year and a half; we are at that time now. Eli motioned, Myra seconded, to approve Duffy's to do the work; Mike will contact this week.
5. **Old Business**
 - a. Gate Issues Update. A few little issues remain. Recommended we put in a battery backup to handle the FPL brownouts, which will run for 20 minutes. Gates are 110 V; getting a quote for a battery. We can get a bigger battery backup, but may not be needed. Pricing to be brought back to September meeting.
 - b. Camera replacement - tabled from July. Camera is now working. No further action at this time.
 - c. Sidewalk pressure cleaning Update. Company did a good job.
 - d. Landscape maintenance at the gates. We need to give Coconut Palm more direction about seasonal annual plantings. Carlos has agreed to be the board's primary contact with the owners, and he will discuss any common area maintenance with them in Spanish.
 - e. Late fees and demand letters. Lot # 66 > \$2500; remaining outstanding is about \$1100 from the rest of the community. About 5 demand letters to be sent. We need to get from APM procedures for electronic payments and post on the website. Mike motioned we waive late fees for two homes as presented by Jim; Eli seconded; motion passed.
6. **New Business**
 - a. 4th quarter assessment notice. Starting September 15, sign will be posted on the gate reminding everyone payment is due by September 30, so everyone will see when they exit the community.
 - b. Royce proposals. We have a proposal to do the gate bearings and hinges - \$1231.00 + taxes. Will remove old hinges and bearings, install new ones, and align the gates, which needs to be done. Ongoing annual maintenance will be \$3000 less 5%; will go into 2016 budget. Royce will do the first maintenance starting in January; maintenance to be done

- quarterly. Eli motioned; Mike seconded, and the motion to approve cost to replace the gate bearings and hinges passed.
- c. Reserve account setup. Need new reserve accounts – gates (separate); roads and sidewalk (separate); and emergency (hurricanes or similar acts of nature – also separate). Jim and Carlos will work on a proposal, which they will bring to the board meeting in September.
 - d. Storm preparations. Weir between Boynton Waters lake and the canal system is supposed to be closed now for the upcoming remains of tropical storm Erika, which we will check. Gates would be manually left open and tied down for a Category1 hurricane or greater.
 - e. Jim thanked Paul Ehrman for the recent updates of the boyntonwaters.org website, including information about contacting APM for various application situations.
 - f. Mike had a letter where he is listed as registered agent for Boynton Waters re a foreclosure in another community; that he is no longer the community's agent was changed with Sunbiz earlier this year.

7. Adjourn – Next Meeting Scheduled for Saturday, September 19 at 10 a.m. – Boynton West Library. Meeting adjourned at 10:47 a.m.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, September 19, 2015 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:05 a.m. Present: Eli Blinderman, Kip Brandup, Myra Ehrman, and Jim Lockyer. Regrets: Mike Hansen, Carlos Souto, and Eric Malkin.
2. **Approve Previous Minutes**
 - a. **August, 2015 BOD Meeting.** Report from August, 2015 BOD meeting. Eli motioned, Kip seconded to accept the report. Motion passed.
3. **Treasurer's Reports**
 - a. Report from August, 2015 BOD Meeting. Myra motioned, Eli seconded to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. No new owners now, Lot #009 under contract. APM application process worked well.
 - b. ARC. Special parking went smoothly last Sunday; nothing else to report.
 - c. Violations. Since Eric has been unavailable recently, Eli motioned, Kip seconded, that Jim Lockyer and Paul Ehrman co-chair the violations committee on a temporary basis, as there are a number of violations which need attention. Motion passed.
 - i. Eli motioned, Myra seconded that we have Kip get the violation forms reprinted. Motion passed.
 - d. Lakes & Landscaping.
 - i. Tree Fertilization - Proposal from Hometown. Eli sent the proposal to board members. Myra motioned, Eli seconded, that we ask Hometown to fertilize all the palm trees in the BW common areas within the next couple of weeks. Motion passed. Jim will meet with two other companies in the near future to get proposals to look after all landscaping responsibilities.
 - ii. Repair of holes from old stumps – Mark Halmo's email. Jim has addressed the concern.
 - iii. Dead palm at Lot # 71. Will receive a violation notice this week.
 - iv. Lot # 40 will also receive a violation notice, as there are many problems.
5. **Old Business**
 - a. Gate Issues Update
 - i. Recent gate open episodes. We opened the gate because the wiring gets wet when it rains heavily; until all repairs needed are completed, we will open the gate when it is raining enough.
 - ii. Pricing for battery backup. Cost is \$463 plus tax.
 - iii. Replacement of buried low voltage cable. Eli motioned, Kip seconded, to change companies to have wiring done by Steve Thompson Electrical, not to exceed \$3000. Motion passed.
 - iv. Other wiring being updated includes: pedestrian gate; internet connections, flagpole lighting, and dial up connections for number pad.
 - b. Landscape maintenance at the gates. Table until next meeting.
 - c. Reserve account set up. Jim, Carlos, and Eli started to develop the 2016 budget. Reserve accounts for Emergencies – to be capped at \$40,000; Roads and Sidewalks to be set up and capped at \$40,000; Gates to be set up and capped at \$20,000. Full budget to be reviewed at October board meeting.
 - d. Demand letter update. Jim sent out demand letters to Lots #27, 46, 88, and 55. Two registered receipts received, two no registered receipts have been returned. If we don't get back proof that those two lots have received the notification, the information will be turned

over to BWHOA's legal counsel. Outside of Lot #66 (going to auction), total dollars owed to BWHOA is \$840.00.

6. New Business

- a. Electrostatic painting of gates. Table for a couple of months.
- b. Additional work on fence by Weaver canal. Kip motioned, Eli seconded, to get additional work done by Mark Fence Company to ensure all needed repairs still to be done, are completed, not to exceed \$1000. Motion passed. Combination locks to be installed instead of key locks. There is a recommendation that bougainvillea (which has thorns) be planted at a later date. Jim expressed his concern that doing any more work on the fence is a waste of money.
- c. Kip and Eli were going to meet soon with Florida Power and Light regarding second phase to power lake aeration system behind Lakeside Lane and Cascade Court. Agreement to table for now.

7. Adjourn – Eli motioned, Kip seconded, meeting adjourned at 11:15.

8. Next Meeting Scheduled for Saturday, October 17 at 10 a.m. – Boynton West Library. The next meeting after that is scheduled for Saturday, November 14 at 10 a.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, October 17, 2015 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call.** Meeting called to order at 10:04 a.m. Present were: Eli Blinderman, Kip Brandup, Myra Ehrman, Michael Hansen, Jim Lockyer, and Eric Malkin. Regrets from Carlos Souto.
2. **Approve Previous Minutes**
 - a. **September, 2015 BOD Meeting.** Eric motioned, Mike seconded to approve the previous minutes.
3. **Treasurer's Reports**
 - a. Report from September 2015 BOD Meeting. Jim provided the Treasurer's Report, and a proposed budget, which will be reviewed at the next meeting when Carlos can be in attendance. Kip motioned, Myra seconded, to accept the report. Motion passed.
4. **Committee Reports**
 - a. Welcome. New residents attended the meeting from Lot # 9.
 - b. ARC. Nothing new. There will be a social event tonight, and the signs will be put up later today.
 - c. Violations.
 - i. Two violations have been sent, homeowners have 30 days to respond. Eric will take back responsibility for chairing.
 - ii. Reprinting of violation forms. Jim has them in the guard house.
 - d. Lakes & Landscaping.
 - i. Our lake is really looking good. Mike will check with a couple other residents as to whether we should restock with a few of the special sterile fish, and let us know before the next meeting.
 - ii. We can review next February whether we should move forward with already approved additional bubblers for the lake.
 - iii. Tree Fertilization. Completed by Hometown.
 - iv. Jim has a proposal for landscaping from a new company, Major League Landscaping, LLC. The terms were read out. Mike motioned Section V. Item J be changed so tree fertilization is increased from twice a year to four times a year. Section VII Item A we would like to request a change to agree to an annual renewal of no more than 5% or inflation, whichever is greater. Eric seconded the motion, which passed. We will start with Major League effective December 1, 2015. We can ask for separate contracts for other work, such as pricing to do white fly treatment, and fertilization of ficus hedge line. Jim will check with reference communities as to what kind of percentage increases they have seen.
5. **Old Business**
 - a. Gate Issues Update. Few little issues, Chuck Mucciolo has been working on them to fix. Hard copy of the manual will be kept at the gatehouse.
 - i. Maintenance contract. Jim would like to start November 1, 2015. Electrical work to be done next week. Mike motioned we move up the maintenance contract to November 1, Eric seconded, motion passed. The gates were not aligned, now straightened out.
 - b. Landscape maintenance at the gates. Covered under Lakes and Landscaping.
 - c. Demand letter update. One homeowner is behind by \$45, other than Lot # 66 going to auction, all other accounts are paid up.
 - d. Additional work on fence by Weaver canal. Review of work to be done and decision from last month's board meeting. Work is to be started next week.
6. **New Business**
 - a. 2016 Budget review. Distributed to board members, to be discussed at next board meeting.

- b. Mailing of assessment coupons in December for 2016. Jim will put together a letter to homeowners, and will email to the board for review and requested edits.
 - c. Fines committee redo. Ros Klein and Chuck Mucciolo are on the fines committee; we need one more representative.
 - d. Front entrance signage. The R and S for the Boynton Waters' sign on one side were vandalized. They will be replaced in the next week.
7. **Adjourn** – Eric motioned, Meeting was adjourned at 11:18 a.m. **Next Meeting Scheduled for Saturday, November 14 at 10 a.m. – Boynton West Library.**

Boynton Waters Home Owners Association Board Meeting Minutes
Saturday, November 14, 2015
Boynton West Library

1. **Call to Order /Roll Call.** The meeting was called to order at 10:07 a.m. Present were Eli Blinderman, Kip Brandup, Myra Ehrman, Mike Hansen, Jim Lockyer, Eric Malkin, and Carlos Souto.
2. **Approve Previous Minutes**
 - a. **October, 2015 BOD Meeting.** Motion made by Eric to accept the minutes, seconded by Eli, motion passed.
3. **Treasurer's Reports**
 - a. Report from October 2015 BOD Meeting, Motion made by Eric to accept the report, seconded by Myra, motion passed.
 - b. Status Update from Jim. \$1720 due for fourth quarter; five households haven't paid for the quarter, and now have been assessed late fees; one more paid the assessment but is refusing to pay the late fee; another one has part of the assessment due and the late fee. Demand letters have gone out accordingly.
 - c. 2016 Budget Review. New contracts are not yet included, will be included in 2016. Eli motioned; Eric seconded, to accept the budget as presented. Motion passed. The budget needs to be included in the December APM mailing.
 - d. Reserve funds. Initial suggestion is to have one for general emergencies; one for streets/sidewalks; and one for the gates. Anything left over would be split three ways across the three funds. Currently we have a surplus, so this is a good time to re-allocate the reserves. Suggestion to get estimate for complete re-paving of the streets. We are now finished with the gate parts replacement and maintenance. Eli made a motion that we set up the three accounts as suggested. Seconded by Mike. Motion passed. Next motion from Eric that the amounts to go into the three accounts be reviewed on an annual basis by the board, at the November board meeting, and to take effect in December; seconded by Mike. Motion passed. Motion from Eli, seconded by Eric, to allocate the reserve funds for the 2016 budget as follows: 70% for the roads and sidewalks; 15% for general emergencies; and 15% for the gates. Motion passed.
4. **Committee Reports**
 - a. Welcome. Nothing new.
 - b. ARC. Nothing new.
 - c. Violations – items for BOD review. First notice has gone to relevant households. Eric will follow up with second notices where needed.
 - d. Lakes & Landscaping
 - i. Restocking lake fish. Mike has been waiting for a call back. Mark Halmo has suggested restocking with about a dozen fish; we can double that amount. Mike motioned that we spend up to \$300 to restock, seconded by Eli, motion passed.
 - ii. Major League Landscaping contract. We will keep the current budget; we do expect add on charges, such as for white fly spraying and tree top and branches trimming. The contract does include 4 palm tree fertilizations/year; 2 lawn and ficus fertilizations/year; 6 trimmings of ficus/year; biannually planting of flowers at the entrance; and 38 lawn cuts per year for the common areas. Not included are tree trimmings when the bucket truck is needed to get high enough, and anything extra that might be needed.
5. **Old Business.** No old business this month.

6. New Business

- a. APM mailing including coupons for 2016. Mailing to go out December 1, 2016. Budget will be included. There will be 4 coupons for 2016 assessments, including envelopes. Many options to actually pay the assessments. No electronic transfer or credit card options are available.
- b. HOA Board letter. Myra will review and Jim will ensure it will be sent by APM.
- c. Holiday lights. Mike made a motion to call a company to determine the cost to outline our signs for the holiday season; and that the board should approve spending up to \$600 to put out lights for the 2015 holiday season this year; seconded by Eric. Motion passed. Eric will make the call for this year.
- d. Lot #66. The homeowner owes \$2904 in assessments and late fees. Supposed to go to auction on Nov. 17; motion from the bank to be heard on Monday to delay the auction. Current tenants are not registered owners or guests approved by the board. Mike made a motion to send a lawyer's letter to the bank demanding payment for past due assessments and late fees, stay current, and abide by all rules, seconded by Eric. Motion passed.
- e. Lot #40 is owned by the bank, and is paying the HOA fees.
- f. Lot #09 has a conversion van being parked on the driveway; the van is needed due to a disability, and therefore is being parked legally.

7. Adjourn – Meeting adjourned at 11:17 a.m. Next Meeting Scheduled for Saturday, December 12 at 10 a.m. – Boynton West Library.

BOYNTON WATERS HOMEOWNERS ASSOCIATION
BOARD MEETING
SATURDAY, DECEMBER 12, 2015
BOYNTON WEST LIBRARY

Meeting was called to order at 10:00 am. Quorum was established with the following Board Members present: Jim Lockyear, Eli Blinderman, Kip Brandrup and Eric Malkin. Bobbi Malkin sat in (non-voting) for Myra Ehrman, Secretary, who was absent, to take minutes.

The Minutes of the previous meeting, held in November 2015 were presented and accepted. Motion by Eric and second by Eli; unanimously accepted.

The Treasurer's Report was prepared by Carlos, who was absent, and presented by Jim. Two homeowners have not yet paid for 4th quarter 2015, both of which have been sent demand letters. One other homeowner has a partial payment which is late. Motion to accept Treasurer's Report made by Eric and seconded by Eli; unanimously accepted.

Committee Reports:

- Welcome Committee: Nothing to Report, although an Estoppel Letter has been issued for Lot 40.
- ARC: 2 applications presented and approved – 1 for solar panels for pool and 1 for screening in pool.
- Violations Committee: 17 violation letters sent out, many of which have already been taken care of and cleared.
- Lakes & Landscaping: Major League Landscaping began work 12/01/2015. They have already fixed the irrigation system and will be attacking dollar weed next.

Old Business:

None

New Business:

- Rob Pittman working on creating back-up for Boynton Waters HOA computer and install Windows 10 software.
- Discussion on changes to BWHOA docs to allow for small sailboats on the lake.
- Discussion that at the January Board Meeting the Agenda for the Annual HOA Meeting and nominations for the Board should be discussed and set as these need to be mailed out to all Homeowners.

Motion to adjourn made by Eric and seconded by Kip; unanimously accepted. Meeting adjourned at 10:40.

Next Meeting will be on Saturday, 01/30/2016 at 10:00 at the Boynton West Library.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 16th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the December 19th, 2009 Board of Directors Meeting were previously made available to the board.

Kip motioned to approve the minutes, Larry B. seconded, all in favor.

Treasurers Report – Bill reported

- As of 01/14/2010, the Association has a total of \$54,765.21
- To date, 45 1st quarter dues have been collected and processed with 23 additional dues remaining to be processed.
- The following bills were submitted for payment –
 - \$50.00 for office supplies – reimbursement to Bill Dardick - Kip motioned to pay, Maura seconded, all in favor.
 - \$23.50 attorney fees – Phil motioned to pay, Larry B. seconded, all in favor.
- Phil presented the Income and Spending Report for 1/1/2009 to 12/31/2009.
- Phil presented the Estimated Budget for 2010. Bill motioned to approve the budget, Kip seconded, all in favor.
- Ursula motioned to approve the treasurer's report, Maura seconded, all in favor.

Committee Reports

ARC - Phil reported

- 1 ARC request for paint was submitted and approved by the committee today.

Violations –Chuck and Phil presented.

- Some parking violations have been noted. Chuck will send out a reminder letter to violators.

- Phil will follow up with one homeowner on Aqua Vista regarding a painting violation.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – Phil reported

- Phil sent an email to all regarding sheriff activity in Boynton Waters Friday at 2:30am. The violator was not a burglar as previously reported, but a DUI attempting to escape from the sheriff. The individual was apprehended.
- A reminder – census workers should be properly credentialed. Do not admit them into your home. See email Phil sent for additional details.

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

- A new COBWRA link has replaced the old link.

Landscape and Irrigation - Phil reported.

- The work on the canal to the north is scheduled to be completed by January. April, 2010 at the latest.
- Clint Kirkon who owns Pressure Star, (767-6497) has started pressure cleaning the sidewalks and swales. He also cleans roofs.
- Luis will check the irrigation for the grass common areas between Water Course and Lakeside and Lakeside and Cascade on the south side. Sod replacement may be required.

Lake Maintenance – Phil presented

- Maura is getting complete information on a Broward County Organization that will remove nuisance alligators and not kill them.
- Kip is in the process of securing estimates for a fountain at the front entrance as well as estimates for aeration devices, (including some obtained by Maura), for the canals.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- The clutch for the right exit gate will be replaced on Tuesday. Cost is \$941 plus tax.
- Phil has ordered more gate clickers and requested \$272.42 to cover the cost of the clickers. Bill motioned to pay, Kip seconded, all in favor.

- The installation of additional streetlights on Aqua Vista is under consideration. A homeowner's vote is on the agenda for the March Homeowner's Meeting.

Social Committee - Maura presented

- The Social Committee is working on a March party. More news to follow.

Holiday Decorations Committee

- The multicolored lights will be taken down. White lights will remain for the time being depending on electrical costs.

Old Business - None

New Business -

There will be three vacancies on the Board. Residents interested in running for the March election should submit their names to Phil to be included on the ballot.

Adjournment

Kip motioned to adjourn, Bill seconded, all in favor. The meeting was adjourned at 11:30am.

Next Meeting

- The Feb. meeting will be on Sat. Feb. 13th, at 10am also in the small room.
- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, February 13th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the January 16th, 2010 Board of Directors Meeting were previously made available to the board.

Larry B. motioned to approve the minutes, Larry L. seconded, all in favor.

Treasurers Report – Bill reported

- As of 02/10/2010, the Association has a total of \$52,731.76
- 1st quarter dues for 13 homeowners remain outstanding.
- Bill recommended moving \$10,000 to the interest bearing account. Kip motioned to approve, Larry L seconded, all in favor.
- Phil recommended the new Board move the interest bearing account to a financial institution that offers a higher interest rate. This will require some investigative work on the part of the new Board.
- Total 2009 Income Tax bill came to \$32.99 plus tax preparation fees.
- The following bills were submitted for payment –
 - \$309.23 for foreclosure attorney fees – Phil motioned to pay, Bill seconded, all in favor.
 - \$95 for 5-year Internet domain charge – Bill motioned to pay, Larry L seconded, all in favor.
- Phil will email the Estimated 2010 Budget and the absentee ballots for the March Board Election. Homeowners who do not have email access will be mailed a copy.
- Kip motioned to approve the treasurer's report, Larry B. seconded, all in favor.

Committee Reports

ARC - nothing to report

Violations –Chuck presented.

- Chuck sent two violation letters.
- Additional parking violations are being investigated.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – nothing to report

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

Landscape and Irrigation - Phil reported.

- After reviewing Luis' recommendations, Phil suggested Luis add additional sprinkler heads for the common area on the south side of Aqua Vista between Watercourse Way and Lakeside Lane – cost approx. \$250. Kip motioned to approve, Ursula seconded, all in favor.
- Additional sprinkler heads will also be added for the common area on Aqua Vista – south side, between Lakeside Lane and Cascade Court pending new estimate by Luis. (Homeowner has made some sprinkler improvements since the last estimate).
- Purple queens will be added at the entrance to replace the ones that died. The planting will be postponed until spring due to the cold temperatures and watering restrictions.

Lake Maintenance – Phil and Kip presented

- Maura will provide all with the phone number for the organization that will remove nuisance alligators and not kill them.
- Kip shared and distributed information on aerators. Initial estimates come in around \$5800 per side (both sides of entrance are under consideration), plus electrical work, tax, etc. The Board voted to present this information at the March Homeowners Meeting for a homeowner vote. Five Board members voted for, 2 against. An aerator expert will be available at the meeting to answer questions.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- Gate repairs came to \$1081.

- The Board approved the installation of two additional streetlights. FPL will install them at no charge; the association must pay for trenching of the electrical lines at less than \$10 per foot so our cost will be negligible. They will be installed on the north side of Aqua Vista at the following locations:
 - between Watercourse Way and Lakeside Lane
 - between Lakeside Lane and Cascade Court.

Maura motioned to approve, Larry L. seconded, all in favor,

Social Committee - Maura presented

- The Social Committee is working on an April party. Possible entertainment for the children are pony rides, or an exotic petting zoo.

Holiday Decorations Committee

- The white lights will be taken down. Maura suggested replacing the white lights with rope lights next year.

Old Business - None

New Business -

There will be three vacancies on the Board. The following residents have submitted their names to be included on the ballot.

Mark Halmo
Mike Hanson
Bobbi Malkin
Chuck Mucciolo
Rob Uhrie

Adjournment

Kip motioned to adjourn, Larry B. seconded, all in favor. The meeting was adjourned at 11:15am.

Next Meeting

- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!
- The April meeting will be Sat. April 10 in the small room.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday March 6, 2010 – 11:30 am
Palm Beach County Library – West Boynton Branch

Election of new members took place in the first part of the meeting –see minutes from that meeting

Continuation of HOA meeting with new members; the following board members were present:

Larry Lofaro
Larry Berdoll
Maura Slaughter
Mark Halmo
Robert Uhrie
Charles Mucciolo

Phil Kline (outgoing president) gave general direction and information to the new board members. There was a general discussion among the board members to determine the strengths and abilities of each member for the various tasks required. The new board members made nominations as follows:

President – motion by Larry Berdoll for Larry Lofaro seconded by Maura Slaughter, all in favor
Vice-president – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor
Secretary – motion by Mark Halmo for Charles Mucciolo seconded by Maura Slaughter, all in favor
Treasurer – motion by Larry Lofaro for Robert Uhrie seconded by Charles Mucciolo, all in favor
Communications Director – motion by Larry Lofaro for Maura Slaughter seconded by Robert Uhrie, all in favor
Assistant Treasurer – motion by Mark Halmo for Bill Dardick seconded by Maura Slaughter, all in favor
Third Alternate to COBWRA – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor

Larry Lofaro made a motion to have the next board meeting on April 14th at 6:30 pm at the library, seconded by Robert Uhrie, all in favor.

Motion to adjourn by Mark Halmo, seconded by Robert Uhrie, all in favor.

Boynton Waters Homeowners Association Inc.
Home Owner's Meeting
Saturday, March 6th 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch - Jog Road

The following board members were present:

Larry Berdoll
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil verified we have a quorum of homeowners. 42 homeowners provided absentee ballots or were present at the meeting.

Minutes of Last Meeting –

Phil entertained a motion to approve the minutes of the March 14th, 2009 Annual Homeowner's Meeting, Larry Berdoll motioned to approve, Larry Lofaro seconded, all were in favor.

Treasurers Report – Bill reported

- As of 3/2/2010, the Association has a total of \$54,675.53 in the bank.
- With the exception of two homes in foreclosure, all 1st quarter dues have been paid.
- Larry Berdoll motioned to accept the treasurer's report, Maura seconded, all were in favor.
- 2010 Budget Proposal - Phil referred homeowners to copies of the Boynton Waters Homeowners Association, Inc. Income and Expenses – 2009 as well as the Estimated Budget for 2010 report. Soft copies had been made available via email. The floor was opened for questions and concerns.
- The 2010 Budget Proposal does not include the proposed water improvements for the Watercourse lake aeration on the north and south sides of the entrance.
- A homeowner suggested adding both the Income and Expense Report and the proposed 2010 Budget to the documents on our website.
- Phil entertained a motion to approve the 2010 Proposed Budget, Eric Malkin motioned to approve, Mark Halmo seconded, all in favor.

Election

Four homeowners volunteered for tallying the votes: Lynn Berdoll, Linda DelPopolo, Ros Kline, and Jim Lockyer.

Nominees were given the opportunity to make speeches.

- The election results are as follows with top 3 elected:

Mark Halmo	37
Chuck Mucciolo	37
Rob Uhrie	36
Mike Hansen	19
Bobbi Malkin	8

Committee Reports

ARC – Linda presented

- Several requests for improvements were submitted. All were approved.

Violations – Chuck presented

- 30 letters were sent out to homeowners.

Fine Enforcement – Nothing to report

Welcome – Lynn Berdoll reported

- 2 homeowners are scheduled to be welcomed either this coming Friday or Saturday.

Neighborhood Crime Watch – Larry Lofaro – nothing to report

Website – Bill Dardick reported

- A homeowner suggested an interactive website. Eric Malkin will investigate as COBWRA recently added this feature to their website.
- Bill will add the 2009 Income and Expense Report and the proposed 2010 Budget to the documents available on our website.

Landscape and Irrigation

- Frigid temperatures have taken a toll on the Boynton Water's entrance landscaping. Replanting will be turned over to the new Board.
- Luis has completed the addition of sprinkler heads to cover the common areas on Aqua Vista. Sod replacement will be turned over to the new Board.
- Homeowners are reminded NOT to fertilize.

Lake Maintenance – Phil presented

- Todd Barhydt from Aquatic Systems provided an explanation of improvements that can be expected from an aeration system installation. Todd also answered questions.
- Eric Malkin motioned to grant the Board the authority to spend a maximum of \$10,000 (including maintenance) for a two year experiment for lake improvements realized using aeration systems on Watercourse – north and south side of the entrance. Mark Halmo seconded. By show of hands – 16 homeowner's approved, 7 nays. The motion is approved.

Gates and Security – Phil reported.

- Two additional streetlights will be installed. Both on lights will be on Aqua Vista; one between Watercourse Way and Lakeside Lane, and the second between Lakeside Lane and Cascade Court.

Social – Maura reported.

- The annual picnic will be Saturday, April 24th (rain date will be April 25th)
- The current plan for children’s entertainment is to hire a petting zoo. The cost is \$240.
- Cost for attendance is under discussion depending on Board contributions.

Holiday Decorations – nothing reported.

COBWRA –Eric Malkin reported.

- [www. Boyntonwaters.org](http://www.Boyntonwaters.org) has a link to the COBWRA site
- Phil Kline will be the second alternate for COBWRA

Old Business - None

New Business - None

Phil, Bill and Ursula were thanked for their service to the Association.

Adjournment –

Bill motioned to adjourn, Larry Berdoll seconded, all in favor. The meeting was adjourned at 11:45 am.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10,000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Motion made by Maura Slaughter to cancel our contract with Lake Doctor and contract with Aquatic Systems for our lake maintenance. Seconded by Mark Halmo. All in favor.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse. Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

A motion was made by Larry Berdoll to adjourn the meeting. Seconded by Robert Uhrle. All in favor.

End of tape

Transcribed by Chuck Mucciolo with additions made by Larry Lofaro

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, April 14, 2010
Meeting Location – Library - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

The meeting began at approximately 6:15 pm.

Call to order, every board member is present.

Approval of minutes from last meeting; no changes.

Motion to approve by Mark Halmo, second by Maura Slaughter, all in favor, passed unanimously.

Treasurers report:

Regular account has \$28,987.44, interest account has \$21,640.60, for a total on hand of 50,628.04
Expenses greater than income of \$3,125.42 however we have 2 non-recurring expenses \$4,220 for aerators, we have \$389.15 spent on aquatic plants and insurance \$2,639.13; we are positive less the non-recurring expense.
One payment was made to Plastridge insurance and one to Philadelphia Insurance.
To date 54 people have paid dues.
No comments or questions.
Motion to approve by Larry Berdoll, second by Larry Lofaro, all in favor, passed unanimously.

Architectural review:

No quorum present; no submittals made

Violations committee:

Reviewed community over a month ago and then reviewed those violations this past weekend.
Several have not been corrected; those go to the board now who would normally send a 14 day letter however the board can send a warning letter giving another 30 days and then the 14 day letter would come later in order to levy a fine. To levy a fine you must give the opportunity to be heard by the board.
Larry Lofaro suggested sending a letter to the violators by the board giving another 30 days.
Outstanding issue is Estelella – not responding to numerous letters – a 14 day letter needs to be sent.
Chuck will review the outstanding violations with Larry Lofaro.
Most are minor violations but need to be followed up by the board.
Maura and Chuck are stepping down from committee.
Remaining members of committee were to speak with homeowners to solicit members.
Teny's name was brought up as a possible member as was Florin Tudor's.
Chuck will assist the new members/chairperson in transition.
All letters have been saved as electronic files.

Fine enforcement:

No body being fined at this time.

Welcome committee:

Larry Berdoll speaking for Lynn Berdoll said that the committee has met with only one new homeowner and they have not yet set up a meeting with them.

Does welcome committee present and review rules.

Understanding that they do not do anything but welcome.

General discussion that it would be good for the welcoming committee to review some of the more important bylaws and covenants.

We need to give direction to committee to review the rules of the community.

Will need to revisit this issue at a later date to give direction.

Crime watch:

Phil handed out information showing that the suit with Watcharinkarn was settled and copy of booking blotter for 9399 Aqua Vista arrest was provided.

Website:

Bill Dardick -Nothing to report. Reminded us that we are owed \$95 for website registry and to let him know if it is not received in short order.

Landscape and Irrigation:

Phil was landscape and irrigation but no longer on board.

Suggested that Chuck deal with these issues.

Chuck said that Rick Fernandez was willing to help out and work closely in communicating with Luis.

Luis was to check irrigation but got delayed due to fertilization schedule.

Don't know where he is at with irrigation.

Chuck will follow up with Fernandez and work with Kip to develop schedule and other issues.

One person, Fernandez, will be the point man for Luis so as to avoid confusion.

Kip reminded us that the palm tree at the corner is interfering with the street light.

We have a contract with Luis that is not dated and the basis for most work is that we must ask Luis to do certain things.

Phil said Luis does the front hedge every 60 days without being told.

Luis just recently sprayed for silver dollar weed.

Chuck and Rick to discuss with Luis the second spray schedule for silver dollar weed.

Phil said that Luis was told not to fertilize.

Weed control was done as part of silver dollar control.

Non phosphate fertilizer was discussed as an option for homeowners. Communications director will put out a note to homeowners regarding this type of fertilizer and that it will help the lake efforts.

No questions or comments.

Lake maintenance:

Mark Halmo reported – all is on track for installation to start very shortly – maintenance to start on the 19th.

Suggestion that letter be sent to homeowners regarding dog feces going into lake as it will contribute to problems with lake.

Aerators and electric, Kip reporting – has compiled various costs and options for installation of light poles and the possibility of using the open trenches to install conduit for future wiring of possible future aerators. There are limited opportunities to tie into transformers or power locations for reasonable price.

In general the cost to install the extra conduit would be approximately an additional \$400. Kip needs to get more accurate numbers for the board to vote on.

Discussion – going to monitor water quality before and after aerators to determine their effectiveness in 9 or 12 months so the board can vote on whether or not to add aerators in additional lake areas. We need to understand the price difference between only the installation of street lights (3) and the street lights plus the conduit. Kip will finalize the bids and costs and report back at next meeting. Kip mentioned later in the meeting that he is suggesting a straight route for running the pipe so as to avoid other utilities. In future to avoid other utilities we may have to tap into other transformers and run conduit between two homes down to lake bank.

Question as to whether or not there will be an electrical box at the back of someone's backyard and if so we need to make those homeowners aware of it to avoid problems.

Gates and Security:

The gate maintenance service has been out several times in recent weeks to replace corroding wires. Historically we spend approximately about \$5,000 a year on gate repairs. We have two proposals - both for approximately \$1,050 for each of the entry gates only – totaling approximately \$2,100; basically a rebuild of the existing units with a one year parts and labor warranty. Kip suggested that exit gate needs immediate attention and that entry gates can wait; contractor developing a proposal. Larry Lofaro suggested tabling the overhauling of the entry gates and concentrate on the exit gates when the proposal comes in.

Special projects:

Talked about extra street lights – a 3rd light was proposed and all considered to be a good idea.

Guardhouse:

Mike Hansen not present – discussion about what the proposed \$300 he suggested we need for improvements. Bob Uhrie to speak with Mike about ultimate costs and determine what is needed. Extent of repairs is clean and repaint walls, clean floor with acid, tile floor with dark grout, replace falling wall mounted sink with new sink and vanity. Mike was going to contribute a desk. We will need a lamp and chair possibly to be donated. Spriggs going to donate two keyless locks. Previously discussed an approval of \$250 but now estimate is higher. Motion by Bob Uhrie to appropriate \$500 for general repairs to guardhouse, seconded by Kip, all in favor, passed unanimously.

Turn-around at guardhouse:

Thought that might be a problem getting approval by county for stacking distance. Not sure what permits might be needed to cut curb if at all. Understanding that pavers would not need a permit but that cutting the curb might. Need to discuss with county what can be done with or without a permit.

Bob Uhrie had to leave at this point.

It was discussed that we should simply begin the investigation of this issue and the related costs. Chuck will work with Larry Berdoll in meeting with the county. Could ask a general question to the county without mentioning the community name. T & P pavers were suggested as a source for information.

Mark Halmo – suggested establishing a number to maintain in reserves since we are proposing/discussing a number of improvements to the community and do not want to leave it with less than adequate reserves. Larry Lofaro reiterated that we are just in the discussion phase of many improvements and we need to understand the big picture and all the costs before we can vote on many of them.

Social committee:

Maura reporting – block party is April 25th. Suggested Macarthur wildlife parties for \$350 to serve both the children and adults entertainment. We now have about 17 children and 70 adults. Motion by Larry Lofaro to appropriate \$350 for contribution to block party, seconded by Mark Halmo, all in favor, approved unanimously. Maura has already paid \$150; will be reimbursed by HOA. Rain date is Sunday.

Bylaws:

Bobbie Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed. Laws appear to be problematic for HOA's but have not been settled on yet. General discussion regarding legal info sent about subordination to first lien holder being a problem for HOA's to collect assessments. Phil suggested that our documents are about as restrictive as we can get and that it is favorable to the association. Phil pointed out that a change to bylaws will require 75% of homeowner buy-in.

COBWRA:

Eric Malkin not present; no report

Old business: none

New business:

Chuck presented two invoices for reimbursement; one for the guardhouse DVR cabinet and one for the digital voice recorder being used at the meeting. Both for approximately \$48 each. Larry Berdoll motioned for approval of reimbursement, seconded by Maura, all in favor, passed unanimously.

Next meeting dates: May 15, 10am & June 10, 6:30pm

Motion to adjourn by Mark Halmo, seconded by Larry Berdoll, all in favor.

Meeting adjourned at approximately 8:00 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, May 15, 2010
Meeting Location – Library – 10:00 am

Call to order.

The meeting began at 10 am.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

Motion to approve minutes of the last meeting by Larry Lofaro, seconded by Charles Mucciolo, all in favor, passed unanimously.

Treasurers report (Robert Uhrie):

- Operating account has \$28,207.54
- Interest bearing account has \$21,654.83
- To date 23 homeowners have not paid and he will call them.
- Received correspondence from attorneys, want to know if they charge for every letter, answer from Phil was yes however the letter in question was general information and will not be charged to us.
- Bills to be paid:
 - At&t - \$106 for one month – inquired to Phil if amount was correct; it was consistent with prior bills
 - Cobwra dues – no amount mentioned
 - Coconut Palm Lawn service \$1500 – consistent with or less than budget
 - FPL – three separate accounts – no amounts mentioned
 - Reimbursement to Kip Bandrup for \$82 for gate repairs
 - Reimbursement to Kip Bandrup for \$7.96 for aeration electrical services
 - Reimbursement to Fred (?) Calloway, a homeowner, for \$300 for 6 months lake cleaning
 - Two invoices from Specialized – not sure about validity – want to speak with Mark Halmo to verify prior to sending out checks

General discussion regarding gate expenses and need to get a good handle on costs to date, projected costs and current warrantees.

Motion made by Robert Uhrie to schedule special meeting to discuss gate issues; because many board members will be on vacation over next few weeks it was determined that a meeting was not necessary but clarification of charges with Kip Bandrup and Mark Halmo would need to take place. Agreement that the bill must be paid however we need to understand exactly what is it for to determine future budgets.

Questions regarding lake aeration and plants – will more charges come in? Regarding budget: spending \$4800 +/- on aeration system. Larry Lofaro suggested that \$500 more be budgeted for additional minor expenses relating to same.

Gate has cost us about \$4,345.00 before the \$3,215 invoice; budget is \$2000, we are \$5500 over budget.

With hurricane season coming up and street light costs we should get a handle on budget.

Larry Lofaro inquired as to the required emergency fund amount. Opinion from two former presidents was that \$2,000 should be set aside for hurricane expenses since we no longer have the large ficus trees.

Larry Lofaro also asked about reserves. Robert Uhrie mentioned that we had some unusual expenses for irrigation repairs, the block party, etc. We should revisit the budget mid year to get a handle on how to go forward for present and future projects as well as unexpected expenses.

Charles Mucciolo made the statement that RESERVE monies are monies of the homeowners and should therefore be used for the community and not just sit there. We have a pretty good handle on what our expenses are and how much do we keep as some 'earmarked' amount that is reasonable for potential catastrophes.

Eric Malkin, based on his experience with other associations, suggested that we keep \$20,000 earmarked for unexpected major expenses such as guardhouse repairs, roadway repairs etc. Also mentioned that we could be assessed for Lakeside Blvd. across Jog as part of the master association set up by Kennely.

All members agreed that earmarking \$20,000 for unexpected expenses.

Larry Lofaro asked that we show a line item amount for internal roadway future expenses for resealing; \$10,000 approximately in about 5 years.

Gates: motors and boards will need to be replaced about every 2 years. Electronics for the entry side are all new as of a year ago; the exit side was just redone with same. Need to speak with Mark Halmo and Kip Bandrup to get a better understanding of gate issues. We also have issues with the card reader.

Larry Lofaro made a motion to approve the treasurer's report, seconded by Maura, all in favor, approved unanimously.

Question regarding the cost of trimming palms for \$1450. General discussion regarding status of palm trimming. Charles Mucciolo stated that Coconut Palm is putting together numbers for treating the palms or removing and replacing them.

Bill Dardick and Robert Uhrie discussed the accounting program which is no longer produced and Robert Uhrie wants to purchase Quickbooks but did not have the cost available for this meeting.

Architectural review:

Nothing pending no members present.

Violations committee:

- Charles Mucciolo stated that he had been in contact with members asking them to bring forward names of potential new members and a chairperson but to date nothing has been done.
- Board may recommend members. Maura nominated Florin Tudor, Eric Malkin, Teny, the Spriggs, Michele Halmo, Ursula to be members of the committee, seconded by Larry Lofaro, all in favor, approved unanimously.
- Eric Malkin to contact them and set a meeting at his house to then establish a chairperson.
- Letters sent to homeowners from the Board regarding violations will come due in about 30 days at which time we will need to review the status of the violations and determine if further action will be taken.
- We gave them an additional 30 days as a grace period then we would do a 14 day letter.
- Maura Slaughter said we need to address Peter Saba's residence as it is falling into disrepair and will soon affect the surrounding values. No letter has been sent. We have to go on record regarding the violations. Is the Board willing to take on the expenses of covering the pool and maintaining the lawn? Maura Slaughter is going to look into the pool and driveway situation and remedies through code enforcement and advise the board as to what actions we might take. Larry Lofaro said we should send the 14 day letter but it was

determined we will need to see what the prior letters have stated and whether or not we can do the 14 day letter. After the 14 day letter we can then levy a fine of up to \$1,000 based on \$100 per day for 10 days.

- 9399 Aqua Vista Blvd. – renters are not paying rent and the home still has violations and there may be illegal additional renters. Charles Mucciolo elected not to call code enforcement for additional renters however did not because there was no tangible evidence that additional renters were living there. It is really not a Board issue it is a tenant-landlord issue except for any violations not addressed. Some violations have not been addressed to date. Part of the problem is that we have an out of town owner who appears to have certain financial limitations and therefore putting pressure on the owner right now for the violations may not help the situation.
- It was also discussed that there are several non residents associated with 9399 who gain access to the community via access cards or clickers so it is evident that the tenants are passing out access devices to who knows who and potentially jeopardizing the security of the community.
- Card reader has not currently been setup to individualize the access for lockout purposes. Some general discussion to change the system to enable lockouts even if it means having to reissue cards.

Fine enforcement:

- Robert Uhrie asked if we have the ability to fine for late associations payments because some number a late. Phil suggested a phone call and the waiving of late fee if the payment is received within a day or two.
- 23 payments are late as of this date.
- Robert Uhrie is looking for guidance on how to entice on time payments.
- Larry Lofaro made a motion that the Treasurer to use his discretion in applying late fees, seconded by Charles Mucciolo, all in favor, passed unanimously.
- Larry Lofaro made the point that we should not have selective enforcement and the board needs to establish a policy.
- Larry Lofaro made an alternate motion that when 30 days has elapsed from the time a payment is due, the treasurer shall contact via telephone the homeowner giving them an additional 5 days to make the payment after which time a late charge of \$25 has not been received at that time, seconded by Charles Mucciolo, all in favor, passed unanimously. Further discussion that there will be no extenuating circumstances.

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick – not present – no report

Landscape and Irrigation:

Charles Mucciolo reported:

- Luis gave a price of \$200 to repair irrigation.
- Luis gave a price of \$200 for the second treatment of dollar weed.
- Luis gave a price of \$230 per month for regular trimming of the Aqua Vista palm trees however Charles Mucciolo suggested that we should wait on this item until we get a handle on the budget.
- Luis gave a price of \$1450 every 6 months for the trimming of the 58 +/- palms at the front and sides but again Charles Mucciolo suggested waiting on this until we get a handle on the budget and landscape costs.
- Luis was asked to give a price on the repair of sod along Aqua Vista but has not yet done so.
- Charles Mucciolo made a motion to approve the expenditure of \$200 for the second dollar weed treatment and \$200 for the irrigation repairs, seconded by Maura Slaughter, all in favor, approved unanimously.

- Luis does things on a regular basis but is not proactive so it would be in our best interest to get a schedule from another contractor and then get prices from Luis to see where he is in comparison to Sunflower Landscape and perhaps a third bidder.
- PestSmart (Rocky) contacted Phil regarding a second treatment for white fly who suggested that much of the damage of the front ficus may be from sprinklers being on during the freezes or severe cold because he noticed they were on during those times. Ficus is susceptible to the pressure of the rotor irrigation spray. This assessment of the ficus damage was confirmed by Doug Fash of Sunflower who walked the property in preparation for a proposal. This repair of the ficus is something that should be a line item for future repair.
- Doug Fash at Sunflower also said: too much dollar weed which he felt should not need be treated with a herbicide because it is caused by too much water. Adjusting down the irrigation times should help the dollar weed problem. He also commented that the common area looks worse than the individual home sites which is opposite of what he normally sees.
- Sunflower is working on a schedule of tasks and costs.
- Robert Uhrie asked that Sunflower provide a cost for the individual homeowners if they get the job.

Lake maintenance:

Equipment on order should be here this week.

Unknown as to when the plants are going in – should be shortly after the aerators go in.

Gates and Security:

Discussed earlier.

Special projects:

Street Lights –

- Robert Uhrie would like to get a better handle on the costs before going forward
- We have enough in our funds to do the work
- The homeowners have voted for the lights and we are obligated to go forward
- Reiterated that we need a better understanding of the cost and timing
- Decided to defer until discussion with Kip Bandrup.

Guardhouse:

- Materials have not yet been purchased.
- Not yet sure of Mike Hansen's schedule to make improvements.

Holiday decorations:

- Charles Mucciolo suggested that we not use the rope lights and that they be taken down within a reasonable amount of time to be consistent with what we ask of residents. Suggesting we use a holiday light that can be taken down easily. The up lights we currently have should be the year round lighting for the entry and the holiday lights should be separate and distinct.
- Further discussion to be had on this issue.

Turn-around at guardhouse:

No discussion

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief explanation of what GL Homes wants to do with a land swap allowing them to build in the AgReserve. The county commission will not consider it if COBRWA and the Delray Alliance does not approve it. Eric asked for support or denial of the proposal. Board members had some questions regarding the overall impact and could not come to a consensus.

Old business:

None

New business:

None

Larry Lofaro made a motion to adjourn, seconded by Maura Slaughter, all in favor, approved unanimously. Meeting adjourned at approximately 11:45 am.

Next meeting date: Wednesday, June 9, 6:15pm

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse.

Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, July 17, 2010
Meeting Location – Library – 10am

Call to order.

The meeting began at 10:10 am

There was a very good showing of residents in the audience.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Berdoll moved to approve the minutes of the last meeting, seconded by Mark Halmo, all in favor, passed unanimously.

Board's position is to hold off on posting meeting minutes until the following meeting so they can be approved properly then posted.

Treasurers report:

June 30, 2010 balance of account \$21,683.80

June 30, 2010 checking account balance of \$19,861.38

Thru today 67 homeowners have paid dues.

Notices will go out this week and late fees will be assessed.

It was stated by Larry Lofaro that we have received reimbursement of \$95 for the website, clarified by Treasurer.

Question was asked if late fees could be assessed and Larry Lofaro stated that it is in our declarations; \$25 after 30 days.

Larry Lofaro requested of Maura to contact those who have not paid.

Clarification on what RESERVE account is. At previous meeting upon consultation of prior board presidents, it was voted on and approved to establish a RESERVE account of \$20,000. You can term it RESERVE or emergency but nonetheless we have set aside \$20,000 in this account. It was not legal up until recently and so we are in noncompliance with the law. The RESERVE account is used for emergencies in order for the board to utilize funds from such as hurricane damage and gate repairs that may be over and above budgeted funds. The board can decide to replenish the RESERVE funds if they are used.

Board is converting accounting to QuickBooks.

Larry Berdoll expressed his opposition to the RESERVE account. Wants the record to show that it is further complicating things because we already have a savings and checking account and we don't need another

account. Larry Lofaro clarified that we are not setting up a separate bank account but rather it is simply monies within our existing accounts that are earmarked as 'RESERVE funds'.

Architectural review:

Three approvals all for painting: Rodriguez, Estalella and Lozano.

Violations committee:

Eric Malkin announced that he has offered to serve as chair. First review of new committee takes place tomorrow, Sunday.

Members of the committee are Heidi Somers, Teny Nameth, Cheryl Duckman, Eric Malkin, Lynn Berdoll, Florin Tudor and Ursula Rothe.

Discussion on how to handle damage to the gates. It was unanimously agreed that damage and or forcible entry warrants a service call that should be billed to the homeowner. If not a homeowner then we must conduct an investigation and we may try to work with the homeowner that the worker or visitor is related to. We can pursue through sheriffs department if non cooperation with homeowner.

Fine enforcement:

We were scheduled to have two hearings today. Estalella for painting and miscellaneous repairs however they did apply for and receive approval for painting which should remedy the violations. Zimmer for general cleaning and some painting of house and that work was completed prior to this meeting so the violations have been corrected.

Fine enforcement not present. It is believed that Tom Gallo, Sonja Alvarez and Mrs.Uhrrie are members of the committee. Committee is more of an appeal board and is obliged to have a hearing and determine if the board's actions in imposing the fine are warranted. Board may attend the hearing and plead their case. Board members and violations committee members cannot be members of the fine enforcement.

Bobbie Malkin offered to be on fine enforcement.

Welcome committee:

Nothing to report – one new homeowner who has recently closed – their name will be passed on to the committee by Maura Slaughter.

Crime watch:

Phil Kline stated that he did not get many responses to his query for assistance or assets.

We need to post the names of the various block 'captains' on the website.

We should have a meeting of the various block captains.

Library is local area command center for emergencies.

Phil attended safety and security meeting and received information on Devcon who provides a complete access control solution and he will pass that information on to the board. Phil gave a brief overview of the various systems available and brought up some situations we should consider when selecting a new system.

Maura Slaughter made mention of the state inspector who was present in the community last week regarding 9399 Aqua Vista. These renters should be out by the end of the month.

Website:

Website is up and running with no problems.

Bill Dardick acknowledged receipt of mailing list from Maura Slaughter.

Requested that minutes in draft form be posted as soon as available – no objections from board.

Board announced that some regular newsletter will be produced in the near future.

Landscape and Irrigation:

Board stated that irrigation must be up and running properly before we can go forward with any landscape improvements.

Aqua Pro Irrigation has evaluated the system, identified a problem with the pump and replaced the bearing. They also cleaned the intake screen and determined that the pipe was undersized and did replace it last week. They will be performing some work on zone 1 which is showing problems with respect to dead grass and undersized trees. They will also be evaluating the median because of the poor performance of the purple queen. The weeds are too far out of control to apply fertilizer in an effort to salvage the purple queen. Another contractor (horticulturist) determined that the purple queen has a fungus and is too far gone. Some recommendations have been made with respect to watering and plant replacement which will be pursued further by Chuck before any action takes place.

Landscape contract – the board is looking at several landscape contractors with the intent of trying to secure one contractor who will be proactive and be able to handle a multitude of aspects relating to same.

Mark Halmo made a motion to table the selection of a contractor until the next meeting, seconded by Rob Uhrie.

Lake maintenance:

Mark Halmo stated that the first phase of aerators has been in for about a month and that he has been monitoring the progress and things are looking better with respect to clarity of water and presence of fish in those areas.

We need to consider going forward with the rest of the lake based on these good results.

Littoral plants are scheduled to be installed at the end of August.

Mark Halmo asked to be contacted if anything such as leaks from trucks are seen so that he can act on it and prevent those chemicals from going into the lake.

Mark explained a little more about how the aerators work to help the lakes.

Suggestion that website be noted to state that no lawn or landscape cuttings be put in the lake.

Suggestion that we not feed ducks because of the feces created in the community and that they attract alligators.

Question raised about when next evaluation of lake statistics would be taken – December was response.

Some other areas around the lake were noted to be good locations for more littoral plantings and that they should be considered for future.

Some question from the audience regarding timing of lake testing; Mark Halmo said he would address in specifics after the meeting.

We will test the lake in both December and June.

Gates and Security:

Larry Berdoll – gate was broken several weeks ago and a service call was ordered and completed.

Robert Uhrie stated that he received an informal quote was received from Stanley Corporation for approximately \$13,000 for all four gates which was considerably less than prior estimates; this will be pursued for further details.

Gate that was hit by car was working intermittently should have been under warranty for malfunction prior to being hit; Mark Halmo will look into whether or not a service call was ever done prior to the car hitting the gate (June 6).

Special projects:

General discussion regarding future projects anticipated due to ever increasing maintenance expenditures for things such as gates and access control. Things such as additional street lights may need to be postponed so as to not burden our budget while we have higher priority issues such as security.

Issues being considered and evaluated for priority are access control, gate repairs, street lights, landscape maintenance, guardhouse improvements, etc.

General discussion about various options available for access control and how to handle different situations such as visitors.

Guardhouse:

Discussed under 'special projects'.

Holiday decorations:

Thanks to Larry Berdoll for installing the flags on July 4th.

Turn-around at guardhouse:

Determined to be too costly and unknown if required to have Sheriff's department to utilize guardhouse.

Social committee:

No report

Bylaws:

Bobbie Malkin stated she was working on by herself; Chuck Mucciolo volunteered to assist.

When we revise the declarations it will require legal counsel. We can modify the bylaws with no real issues however declarations will be costly and require majority vote of community.

COBWRA:

Eric Malkin reported. Next meeting in August at Valencia Pointe @9:30 am regarding the primary elections.

Valencia Pointe has just installed transponder entry system if you wish to see it. It would be good if more people from our community attended the next meeting. COBWRA information is available through a link on our website.

Due to high traffic standards imposed we will not be able to get a traffic light at the community entry.

Old business:

None

New business:

Mark Halmo suggested changing name of Violations Committee to something less negative. A name change will cost the community \$800 in legal fees. General discussion regarding negative connotation and purpose of committee.

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor, approved unanimously. Meeting adjourned at approximately 11:25am.

Next meeting date: August 24, 6-8pm at the Library

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, August 25, 2010
Meeting Location – Library – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Phil Kline, Teny Nameth, Sonia and Lori Goetz and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary
Mark Halmo, Special Projects

A quorum is present.

Mark Halmo moved to approve the minutes of the last meeting, seconded by Maura Slaughter, all in favor.

Larry Lofaro made a statement regarding the meetings that have been held at his home with several board members in response to community talk that meetings are being held improperly. He explained that according to our bylaws and the Florida Statutes that board members have the right to meet to discuss administrative issues so long as the majority of board members are not present. He further stated that no voting takes place and that the meetings are necessary to effect progress on the issues at hand. Meetings will continue to be held from time to time in accordance with the statutes and bylaws.

Treasurers report:

As of July 30, 2010 balance of interest bearing account was \$21,698.54.

As of July 30, 2010 balance of checking account was \$23,675.65.

For the third quarter there remain 4 homeowners with unpaid dues.

Attempted to make contact with these homeowners for payment, no response to date.

Board is allowed to charge a late fee of \$25 after 30 days. Discussion regarding ability to charge interest according to bylaws and statutes. Question posed by Larry Lofaro to the board as to whether or not we will charge interest on delinquent accounts. General agreement that we must not be selective in charging late fees or interest.

Charles Mucciolo read from the bylaws stating that the board must charge interest if we elect to impose a late charge.

Larry Lofaro stated that the highest allowed interest rate in the state of Florida is 18% annual compounded monthly.

Larry Lofaro asked the board if they wanted to go forward with charging interest and all present agreed and Mark Halmo reiterated that we can and must according to the bylaws.

General discussion –

- Whether or not we proceed with liens if these fees are not paid and the fact that we will incur attorney's fees to do so.
- That we may want to work with homeowners on a payment plan.
- We are charged with a fiduciary responsibility to collect fees on a timely basis on behalf of the community and should not make exceptions.
- Whether or not we can file a lien without an attorney; felt that we cannot.

- Regarding Smith residence, we are going forward with a lien to collect unpaid dues. \$3,976 owed to us inclusive of attorneys fees. Smith has been notified by us twice regarding the unpaid dues. The attorneys are going forward with the lien and we incur charges whenever the attorney nudges them for payment.
- Regarding Bartell – (too much side talk to understand what the issues are here) some discussion regarding filing for foreclosure for this residence.

Charles Mucciolo made a motion to have Maura Slaughter contact the attorney to determine whether or not it is in our best interest to foreclose on these homes that are so far in arrears, seconded by Mark Halmo, all in favor.

Maura Slaughter asked how to go forward with those four homeowners that are currently delinquent in dues. Larry Lofaro responded that the next dues statement will show a late charge and interest charge. Board agreed to send a letter to all homeowners notifying them that we will be charging late fees and interest going forward and to do this prior to the next statement of dues going out.

Charles Mucciolo stated that a question had come up with regards to making rules and levying fines and that he recently received from our attorney and answer to that question. Copies of the email were handed out to all members present so that they may review it for our next meeting.

Architectural review:

A quorum was not present so the one application was tabled.

Violations committee:

Eric Malkin presented the board with their list of some 30+ homes with violations. The board reviewed and discussed the violations and approved them for letters to be sent out. Discussion regarding Estalella and the fact that 30 days ago they got approval for painting and that they have been in violation for quite some time. The next step is a 14 day letter to be sent by the board regarding the original violations that have not been corrected.

Discussion regarding 9399 Aqua Vista - Charles Mucciolo gave a brief overview of what has taken place over the past few months. The former resident does tailgate to get in the community however until we are able to present to the police and official eviction notice we can not take action against the former tenant as he has the right to access the property until the eviction notice is finalized.

Robert Uhrie made a motion to have the violations committee send out 30 day letters for all of the 33 homes cited, seconded by Mark Halmo and approved.

Larry Lofaro asked that we look into rental applications through our attorney; can we charge fees, etc.

Charles Mucciolo introduced Lori, daughter of Sonia Goetz. Lori is a property manager for numerous communities and has offered her expertise, at no charge, to assist us with the revamping of our bylaws. She is a resident of the community and can be on a committee. Bobbie Malkin has not been able to make a lot of progress due to work and other obligations. Suggested that Bobbie and Lori exchange phone numbers to begin the process.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

No one present

Crime watch:

Phil Kline reported that the security alert and follow-up alert was distributed to all homeowners successfully.

Website:

No one present

Landscape and Irrigation:

Larry Lofaro stated that the board has been looking into alternate landscape maintenance contractors in an effort to find a contractor who will be more proactive than the current one and to keep the community looking better without board members or others needing to bring issues to their attention. Charles Mucciolo presented a spreadsheet showing the proposed services and related costs from four contractors including the present one (Coconut). He explained that the starting point was to list the services in Coconut's agreement and then to have the other contractors provide their schedule of services on a line item basis. Compared were Coconut Palm, Sunflower Landscape, Landscape Dynamics and Harry Maxime. He explained that the lawn cuts were virtually the same while there were differences in the rates of application for pesticide and fertilizer and the number of times we would need to trim palms. One general member challenged the validity of the comparison and said that Coconut would do the job for several thousand less than was presented. It was discussed that the numbers were derived from the current contract and that even if the price was lower, that was not the issue here, and that the issue was the quality of work received from Coconut that drove the investigation of alternate contractors. Discussion regarding the elimination of fertilizer from the contract as we do not see the need to fertilize the grass. Discussion regarding subcontracting of work and Charles Mucciolo stated that most contractors will subcontract things such as pest control and tree trimming. Discussion regarding whether or not Sunflower would mow individual lawns and Charles Mucciolo stated that they may entertain cutting the residential lots but that it would be a different crew because of the equipment used. Mark Halmo commented that he was impressed in meeting with the Sunflower representative. Question about irrigation responsibility; Charles Mucciolo stated that Sunflower would do a monthly wet check and make normal repairs at no charge. Mark Halmo read from Sunflowers proposal the irrigation responsibilities and found them to be quite extensive.

With no other questions from the board Larry Lofaro made a motion for the board to entertain changing from the current landscape contractor and a suggestion of whom they would use.

Mark Halmo stated that while he likes Luis and will continue to use him on his personal residence he cited a lack of expertise for the community and made a motion to select Sunflower, seconded by Maura Slaughter and approved unanimously by the board members present.

Larry Lofaro stated that he had spoken with Larry Berdoll last night and discussed the fact that we were going to try and make a decision on how to go forward with the landscape contractor; Larry Berdoll had stated that until he had a chance to review the comparisons he would vote to stay with Coconut.

Larry Lofaro requested that Maura Slaughter prepare a letter terminating the contract with Coconut Palm Landscaping in accordance with the current agreement and to speak with Luis directly regarding same and to determine a date to cease his work in accordance with his agreement which provides for a 30 day notice to cancel.

Lake maintenance:

Mark Halmo:

- Water is clarifying
- Grass will be maintained up to 2 feet from the water to promote littoral plant growth and to assist in slowing down erosion.
- Littoral plants will go in by the end of the week.

A water sample will be taken in approximately 45 days for comparison to previous readings.

Gates and Security:

Larry Lofaro stated that the entry gates and access control was hit by lightning.

Mark Halmo stated that two circuit boards of the gates were destroyed and will be replaced. We need grounding rods for elements that do not currently have them. The phone access circuit card was destroyed which is why the gates will remain open until fixed. Larry Lofaro asked for an emergency meeting of the board to discuss the options for the access control repairs and stated that we should not throw money at something that is outdated. We have had several gate access contractors' review the system and all concur that the system is beyond its useful life and that to continue to make repairs does not make sense.

General discussion regarding the ability of the board to make certain repairs that may be perceived to be expenses above and beyond the right of the board. Mark Halmo stated that if we have the spare circuit board for the phone access in the guardhouse we should be up and running however, if we do not, then the entire access control needs to be replaced. We have the desire to replace the system with one that is a few notches above the current system. The question also arises as to the status of permits for the existing gate setup. Charles Mucciolo has spent time at the county building department and finds it unclear as to what permits were actually obtained for the gate and access control systems.

An emergency meeting of the board was scheduled for Tuesday, August 31, 2010 at 6pm.

Charles Mucciolo was directed to contact the attorney to determine if the board can make a decision on this issue without homeowner approval.

Phil Kline was asked to send out a brief security notice regarding why the gates are open.

Special projects:

Street lights – general discussion to table the street lights on the basis that the cost approved by the homeowners was \$3000 and the actual cost is closer to \$6000 and because of the immediate needs to address the access control system.

Mark Halmo made a motion to table the street lights, seconded by Robert Uhrig, all present members in favor.

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief overview of recent actions. He also discussed that the property at Jog and Boynton has a condition of approval stating that the center must be built all at once and not piecemeal. A gas station is a part of that approval from 10 years ago.

Old business:

Nothing

New business:

Nothing

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8pm.

Next meeting date (emergency meeting): August 31, 6pm at Larry Lofaro's residence.

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: Masmks
To: llofaro@comcast.net
Subject: Boynton Waters HOA Emergency Meeting RE: Gates
Date: Friday, August 27, 2010 10:16:01 PM

BOYNTON WATERS NEWS

Meeting Wednesday night

Gates and Security- the gate was hit by a surge during the last lightning storm. The access controls are not working, the system was fried. The gates on the south entrance side were also hit. In order for people to gain access to our community (emergency or non-emergency) the keypads need to work. The gates will remain open until the access system and gate is repaired. **There will be an emergency board meeting Tuesday night @ 6pm (place to be determined and will be posted on the gate). The board will review proposals regarding the access control system and gates.** We hope to have this repaired with an updated system, in a timely manner, so we can have a secured community. This is a very time intensive project that the board is spending many hours of their time to find the best affordable system to keep our community secure. If you would like to learn about the systems the board is considering, please come to hear the proposals. Thank you to the board members who have worked so hard and given up so much of their time. Please lock your cars and doors at all times.

Lakes- Our lakes look great this year!! The aerators seem to be working well. The littoral plants were planted today and should also keep our lakes healthy. The lakes will be tested every 3 months throughout this year for chemical content. **PLEASE DO NOT FERTILIZE YOUR LAWNS- THE RUNOFF OF FERTILIZER GOES INTO THE LAKES AND KILLS OUR AQUATIC SYSTEMS. THE EXPERTS SAY WE HAVE ENOUGH FERTILIZER COMING FROM OUR LAKES DURING WATERING.** Thanks to Mark Halmo, Kip and the other members who worked hard on this project.

Homeowners dues- We now have our communities financial system in Quick Books. A big timely project of data entry but it will keep our books organized and easy to monitor. Thanks Larry, Rob and Chuck for doing this for our community. The board has voted to go forward with a \$25 late fee after 30 days delinquency plus 18% interest as outlined in our bylaws. We will be receiving new invoices quarterly due to Quick Books via email. First new invoice will come mid September.

Landscaping- the front landscaping was cleaned up and new flowers added. Lets keep our community looking nice and staying healthy and safe by not throwing cigarette butts in the flowers and mulch.

Please drive around to other communities and you will notice how nice our roads and homes are kept. It takes a lot of work to keep such a nice boutique community as ours! Thanks to all our residents for having pride of ownership in your homes.

Boynton Waters Homeowners Association Inc.
SPECIAL EMERGENCY MEETING REGARDING GATE ACCESS CONTROL
Board of Directors Meeting
Tuesday, August 31, 2010
Meeting Location: 9367 Aqua Vista Blvd. (Lofaro Residence) – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Kip Brandrup, Special projects

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Lofaro introduced Carlos Barrett with Atech of Pompano Beach, as the guest speaker who will explain about gate access systems.

Carlos Barrett spoke about the following:

- He has surveyed our existing system and determined it to be inoperable and out of date.
- His company is a full service company offering the products, installation and service.
- The current system is obsolete and does not offer the current standard of management options.
- The proposed system would consist of a telephone entry system, clickers, key fobs, cards or transponders as we desire.
- He explained the various options available with the newer software most notably the ability to manage the access.
- He offered options for pedestrians to gain access, most importantly, children who are now forced to be in the street when accessing the community because we have no pedestrian gate.
- The option for a car trap consisting of gate arms and dividing the entry into separate resident and guest lanes via the use of slender plastic cones to try and eliminate the piggy backing.
- He offered the evaluation of the current system to determine the extent of the work to be done on a time and materials basis rather than a fixed fee in an effort to save us some money.
- He suggested the use of a key fob as the device that people would have on their key chain in the event they left the community without their car or for children to keep on their person for after school access.

Larry Lofaro asked several questions of Carlos Barrett:

- Are you considered to be an expert in your field? Answer: Yes.
- How long have you been in this field? Answer: 15 years
- Have you evaluated the existing system? Answer: Yes
- How would you describe our existing system? Answer: Obsolete
- Is the system antiquated? Answer: Yes it is.
- Would you recommend spending money to repair the system? Answer: I would not, however I would be able to further evaluate the system and make recommendations but since the system is not currently working and it is antiquated I would not recommend putting any more money into it as there is no guarantees the repairs will last considering the condition of the system as a whole.
- Further discussion regarding the individual components of the gate access control system was had between the Board and Carlos Barrett. The option of including a camera in the phone access keypad so that the resident could have the option of seeing who is at the keypad upon received a modulator from Comcast which should be little or no cost. The current wiring is not up to code and the pedestal is loose in the ground.

Repairing the system, if possible, would still leave it completely obsolete in just a few years due to the changeover from the existing POTS system.

Larry Lofaro opened the discussion up to the general members.

Questions arose regarding:

- Options for those who do not have Comcast with regards to the ability to view a visitor at the gate.
- How much information on each homeowner will need to be stored in the data base; we can limit the info to name and phone number.
- Ability to provide specific times for access; yes the system can do this.
- Cameras for license plate recognition; available at various levels of sophistication. A rough estimate of a basic license plate camera was given as \$800 and would be an option for a later date.
- Can eliminate clickers; by use of transponder which automatically 'reads' your car as it approaches the gate eliminating the need for the driver to do anything manual.
- Necessity for turn-around; an option to be discussed by the board later in the meeting.

This concluded the presentation by Carlos Barrett and the portion of the meeting open to the general members.

Larry Lofaro made a presentation with the following points:

- We have a gate access control system which has been severely damaged by the lightening storm
- We have spoken to Howard Siegel, our current gate serviceman, and he confirmed the damage done to both the gate controllers and the access control system.
- We can take the approach of putting a 'band aid' on the current system for approximately \$1,000.
- Howard Siegel has informed us that taking this approach does not guarantee the full operation of the system due to the poor quality of the original installation and subsequent repairs by others.
- The current system was never equipped with a lightening suppressor system.
- We must provide a lightening suppressor as part of whatever we do.
- All of the consultants we have spoken with have commented that taking a 'band aid' approach would be a waste of money.
- The system is 14 years old with technology that is also that old.
- We have been advised that in 2-3 years the system would be out of date again due to the switch from POTS to a cable based communication system by the telecommunications industry.
- The front gate problems are an example of what we need to avoid; the current Board has already spent this year to date over \$8,500.
- Since 2007 the community has spent \$16,323 on gate repairs. That amount would have been approximately 2/3 of replacing the four gate controllers with a 1 year guarantee; we have no guarantees currently.
- It is likely that we will have to spend additional monies on gate repairs before the year is out.
- The current Board finds itself in somewhat of a gray area with respect to the definition of repairs.
- The Board has an obligation to maintain the gates as operable since we are designated a gated community.
- The Board is obligated to provide safety and security and to work in the best interest of the community with respect to the use of funds.
- We are obligated to maintain, repair, whatever word you want to use, the gate system as a whole.
- We have a clear picture that spending certain monies now will not alleviate us from spending more in the near future if we take a 'band aid' approach.
- Some people in the community are not in favor of spending the additional money while others are in favor of updating the system in an effort to curb the waste of money.
- We get some advantages with a new system with respect to managing the access.
- Our community does in fact experience crime.
- We would like to stop the tailgating of unauthorized visitors.
- In order to achieve a better system we will have to spend more money than just on repairs.
- We may have issues with permits based on the Board's findings while doing our preliminary investigations. Charles Mucciolo has done some of this investigation and will elaborate.

Charles Mucciolo explained that while researching what is on file at the building department it is apparent that even the county is not sure of what has been permitted. It is possible that when a contractor applies for the permits to install any system he will find that other elements of the entry will need to be addressed as the permit runs through the

various departments. It is possible that the county will require a turn around or that we may desire a turn around to accommodate some of the restrictions we want for unauthorized access.

Larry Lofaro stated that several interested parties including homeowners and previous Board Members expressed that we must be prudent in what we do when spending the community's funds. He explained that in an effort to be certain that the Board was within its rights to make the changes to the gate access he contacted Louis Caplan of counsel. He read an email to the Board that he sent to the attorney regarding our current situation with respect to the gate access and the desires of the Board to make certain changes. He also read the response from the attorney which stated that the Board, based on the information we have gained from experts in the field of this type of work and the duty to be fiscally responsible to the homeowners, has the right to authorize work to the access control system which is not simply a repair but a replacement of same for which the community will benefit. The replacement of the equipment is not considered a capital improvement requiring the approval of the general members. Options, such as turn around, barrier gates and pedestrian gate, are considered to be capital improvements and must have the approval of the homeowners. The funding of the maintenance portion of the work is up to the Board and the Board alone.

The second part of the issue involves optional improvements which are considered capital improvements and will be discussed by the Board for a recommendation to the general membership for a vote.

It was further clarified based on discussions with Howard Siegel by several Board members that the repairs are unknown at this time and may involve more than simply repairing the telephone access because of the shoddy condition of the existing system.

Robert Uhrig reminded everyone that we will have to replace the gate controllers at some time in the near future and we must be cognizant of that pending expense.

Larry Lofaro made a motion that we replace the existing telephone keypad with a new one that has a camera, to eliminate the existing card reader and replace it with a key FOB system and to replace the existing clickers with ones that are compatible with the new management software. Maura Slaughter seconded the motion and it passed unanimously.

The board discussed the fact that we must review the proposals we have so far in order to organize the various components proposed into a format that compares everything on an apple to apples basis. Kip Bandrup, Charles Mucciolo and Mark Halmo will be in charge of this review. Once we have this information the Board will be responsible for deciding how to assess the community for these expenses.

General discussion regarding the aforementioned among the Board members to understand the issues we face with regard to possible permit issues, concerns that the original developer did not pull the appropriate permits, the possibility that the county may require a pedestrian gate and/or a turnaround if we are found to not be in compliance with certain codes.

Kip Bandrup gave a brief description of his findings when he visited 27 communities in the area and took notes and measurements as to what those communities employed with regards to access control and gates. Kip Bandrup stated that based on his findings he is in favor of a single arm gate to control tailgating.

Larry Lofaro took an informal poll of the Board members to see who is in favor of adding a pedestrian gate and approximated the cost to be \$5,000. General discussion regarding the pro's and con's of a pedestrian gate.

Charles Mucciolo made a motion that we provide a line item cost for the pedestrian gate along with the other optional elements, seconded by Mark Halmo, all but one member was in favor, the motion passed with a majority vote.

Maura Slaughter stated that her observations indicate that the majority of kids seem to be driven into the community by their parents and do not walk in. Kip Bandrup stated that he spoke to several kids at the entry who indicated that they use clickers to get in the community. Kip Bandrup has also seen kids push open the gates to gain access. There was more general discussion regarding the various types of gates available.

Charles Mucciolo made a motion to present to the general membership line item costs for several options for the pedestrian gate, seconded by Kip Bandrup, all but one member was in favor, the motion passed with a majority vote.

Further discussion regarding the pedestrian gate and the fact that it does relieve us from some liability. Perhaps the members will vote for some option to be done at a later date.

The second option to consider for presentation to the general members is the gate arm for controlling tailgating.

Charles Mucciolo made a presentation of the various components to consider by displaying a scale drawing of the entry along with cutouts representing optional gates, vehicles and the turnaround area needed for a pickup truck and lawn maintenance trailer. A general discussion regarding the positioning of the keypad, turnaround, divider cones, etc. would have on each other and how they would need to be located relating to the existing gates and guardhouse. It was discussed that no matter what access control system we select it will not have an effect on the gate arm or turnaround and vice versa.

There was general discussion regarding the possible liability associated with not installing a turnaround whether or not the county will require it. We also discussed the positioning of divider cones and what effect they might have on both the turnaround and the positioning of the keypad. The visual appeal of the current entry was discussed with regard to the look that a gate arm and cones will create. Kip Bandrup stated that what he saw at the other communities was not appealing and the other members agreed.

The Board concluded that there is not enough information for us at this time to make a clear presentation to the homeowners until we see what the permitting process develops.

Larry Lofaro made a motion that all options in part two (barrier gate, pedestrian gate and turn-around) not be presented to the homeowners at this time because we do not have adequate information, seconded by Mark Halmo, passed unanimously.

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8:30pm.

Larry Lofaro made a motion to have Howard Siegel make temporary repairs to the gate access control if the permitting and installation of the new system were to take more than several weeks, no member seconded, all members were opposed, the motion did not pass.

General discussion regarding who will review proposals; decided that Kip Bandrup, Mark Halmo, Larry Berdoll and Charles Mucciolo will assist.

Larry Lofaro moved to adjourn the meeting, seconded by Larry Berdoll, all in favor, motion passed unanimously.

The meeting was adjourned at ~~8:13pm~~ 8:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

FINAL - APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Teny Nameth moved from Violations to Fines Committee

Fine enforcement:

Bobbi Malkin present - nothing to report

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent (At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory) ... with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time. General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT – NOT APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent *(At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory)* ... *with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.*

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time.
General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: [Masmks](#)
To: llofaro@goinfoprobe.com; larrylofaro@comcast.com
Subject: Boynton Waters Homeowners Re: Gates
Date: Sunday, September 12, 2010 10:20:59 PM

Dear Boynton Waters Homeowners,

The gates will be closing, if all works well, in the next two weeks. The remotes will work that homeowners have already. The cards will not work since the system was hit with lightning. Instead of cards you can program in 6391 to the access panel and it will open. Please do not give this code to anyone other than a homeowner. This is our temporary resolution so people do not have to buy more remotes. The new system will possibly be installed in the next 2-3 months depending on permits, at which time we will all need new window scanners, remotes or whatever they offer.

Kindly,
BWHOA

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

Landscape and Irrigation:

Sunflower took over last Tuesday. We gave Coconut a letter over a month ago stating that the end date was to be September 30th and Luis was notified verbally by Larry Lofaro. It may cost us a bit more money for Sunflower to bring things up to standard because of the condition it was left.

TOO MANY PEOPLE TALKING FROM THE AUDIENCE AND THE BOARD AT THE SAME TIME!!!!!!!!!!

Mark Halmo discussed his concerns about the trimming of palms that he thought should not have been trimmed.

Maura Slaughter stated that Chuck was disappointed in the condition the community was left by Coconut.

Lake maintenance:

Mark Halmo stated that the lakes are looking good; we lost some littoral plantings as was expected. Mark also stated that some plantings may not have been installed per contract and he will look into it. Maura Slaughter asked when the lakes would next be tested; Mark Halmo stated he would look into it; it should be November. Mark stated that he replaced the filters and that we should include that into the future budget.

Gates and Security:

Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

Maura Slaughter made a motion that we have an emergency board meeting on October 21, 2010 to discuss the access control system and the future budget to finance same, Larry Lofaro seconded the motion, The motion was approved by all present. The meeting will be at Larry Lofaro's house at 7:30.

Larry Lofaro will be preparing a report, along with Robert Uhrig, to demonstrate how we must go forward with the budget in order to prepare for expenses that were not budgeted for in the prior administrations budget. Larry Lofaro stated that what happened in the past was that when the board had special assessments (somewhere in the area of \$92,000) certain improvements were made using those funds when in fact they are maintenance items that had no budget line. When you add those normal maintenance items into the budget it obviously is going to have to increase. Eric Malkin, from the audience, stated that when he was on the board he wanted to include the road seal coating into the budget and was told he did not have to do that.

Maura Slaughter asked whether or not the access control cost will be put in the budget; Mark Halmo stated that the access control committee will be reviewing the proposals and making a recommendation to the board for the vendor. Larry Lofaro stated that we should set aside \$25,000 for access control based on his preliminary review of the proposals.

Eric Malkin presented his information regarding permits. Both the permits have expired for the landscaping and the gates. The landscape permit was denied because nothing was installed when the inspector came out. Eric asked for the board's permission to work with the county to reopen the permits on behalf of the community and get them resolved based on the discussions he has had with various people at the county. Mark Halmo made a motion to allow Eric Malkin to represent Boynton Waters in resolving the open permit issues; Larry Berdoll seconded the motion, all members present were in favor, motion passed unanimously.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter spoke to Linda DelPopolo about a holiday party and will have further discussions. Fiorella's restaurant in Lake Charleston is available for the holiday party. Mark Halmo suggested that we have a future Father's day fishing tournament.

Bylaws:

COBWRA:

Eric Malkin stated that on the 20th there will be a candidate's forum with Alex Sink and Charlie Crist to name a few. Nothing happening with Kennelly's development at the corner because he is locked in to doing the entire development at one time, not the car wash and gas station as he had requested.

Old business:

Larry Berdoll made a motion to maintain Keith Calloway in his present capacity and compensation (\$50 per month) to clean the lakes of trash such as bottles, paper trash and the like, but not coconuts, for life; seconded by Maura Slaughter, all in favor, motion passed unanimously.

New business:

Larry Lofaro stated that he will most likely not be around January through April due to family obligations.

Mark Halmo made a motion to adjourn, seconded by Larry Berdoll, all in favor, motion passed unanimously.

Meeting adjourned at approximately 7pm as determined by time clock of the digital recorder.

Larry Lofaro stated that he must be notified before any work on the premises is done so that he can be kept up to date.

End of tape

Transcribed by Chuck Mucciolo, Secretary

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

Landscape and Irrigation:

Sunflower took over last Tuesday. We gave Coconut a letter over a month ago stating that the end date was to be September 30th and Luis was notified verbally by Larry Lofaro. It may cost us a bit more money for Sunflower to bring things up to standard because of the condition it was left.

TOO MANY PEOPLE TALKING FROM THE AUDIENCE AND THE BOARD AT THE SAME TIME!!!!!!!!!!

Mark Halmo discussed his concerns about the trimming of palms that he thought should not have been trimmed.

Maura Slaughter stated that Chuck was disappointed in the condition the community was left by Coconut.

Lake maintenance:

Mark Halmo stated that the lakes are looking good; we lost some littoral plantings as was expected. Mark also stated that some plantings may not have been installed per contract and he will look into it. Maura Slaughter asked when the lakes would next be tested; Mark Halmo stated he would look into it; it should be November. Mark stated that he replaced the filters and that we should include that into the future budget.

Gates and Security:

Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

Maura Slaughter made a motion that we have an emergency board meeting on October 21, 2010 to discuss the access control system and the future budget to finance same, Larry Lofaro seconded the motion, The motion was approved by all present. The meeting will be at Larry Lofaro's house at 7:30.

Larry Lofaro will be preparing a report, along with Robert Uhrig, to demonstrate how we must go forward with the budget in order to prepare for expenses that were not budgeted for in the prior administrations budget. Larry Lofaro stated that what happened in the past was that when the board had special assessments (somewhere in the area of \$92,000) certain improvements were made using those funds when in fact they are maintenance items that had no budget line. When you add those normal maintenance items into the budget it obviously is going to have to increase. Eric Malkin, from the audience, stated that when he was on the board he wanted to include the road seal coating into the budget and was told he did not have to do that.

Maura Slaughter asked whether or not the access control cost will be put in the budget; Mark Halmo stated that the access control committee will be reviewing the proposals and making a recommendation to the board for the vendor. Larry Lofaro stated that we should set aside \$25,000 for access control based on his preliminary review of the proposals.

Eric Malkin presented his information regarding permits. Both the permits have expired for the landscaping and the gates. The landscape permit was denied because nothing was installed when the inspector came out. Eric asked for the board's permission to work with the county to reopen the permits on behalf of the community and get them resolved based on the discussions he has had with various people at the county. Mark Halmo made a motion to allow Eric Malkin to represent Boynton Waters in resolving the open permit issues; Larry Berdoll seconded the motion, all members present were in favor, motion passed unanimously.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter spoke to Linda DelPopolo about a holiday party and will have further discussions. Fiorella's restaurant in Lake Charleston is available for the holiday party. Mark Halmo suggested that we have a future Father's day fishing tournament.

Bylaws:

COBWRA:

Eric Malkin stated that on the 20th there will be a candidate's forum with Alex Sink and Charlie Crist to name a few. Nothing happening with Kennelly's development at the corner because he is locked in to doing the entire development at one time, not the car wash and gas station as he had requested.

Old business:

Larry Berdoll made a motion to maintain Keith Calloway in his present capacity and compensation (\$50 per month) to clean the lakes of trash such as bottles, paper trash and the like, but not coconuts, for life; seconded by Maura Slaughter, all in favor, motion passed unanimously.

New business:

Larry Lofaro stated that he will most likely not be around January through April due to family obligations.

Mark Halmo made a motion to adjourn, seconded by Larry Berdoll, all in favor, motion passed unanimously.

Meeting adjourned at approximately 7pm as determined by time clock of the digital recorder.

Larry Lofaro stated that he must be notified before any work on the premises is done so that he can be kept up to date.

End of tape

Transcribed by Chuck Mucciolo, Secretary

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

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Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

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Larry Lofaro stated that he must be notified before any work on the premises is done so that he can be kept up to date.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT – NOT APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, November 20, 2010
Meeting Location – Library – 10 am

Call to order. The meeting began at 10:10 am

The general members present were Linda DelPopolo, Teny Nameth, Lynn Berdoll, Heidi Sommers, Bob Galvin, David and Mary Peed and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Berdoll made a motion to approve the minutes of the last meeting, Maura Slaughter seconded, all in favor; motion passed unanimously.

Larry Lofaro stated that the bank we use has incorrect records for the signatures on the account and we must make the corrections. Larry Berdoll made a motion to have all of the existing names on the account removed, seconded by Maura Slaughter, all in favor; motion passed unanimously. The current names on the account are: Phil Kline, Eric Malkin, Ursula Rothe, Bill Dardick, Kip Bandrup.

Larry Lofaro made a motion that each member of the current board be made a signature on the account, seconded by Charles Mucciolo, all in favor; motion passed unanimously.

All members not currently on the account need to go to BB&T with a copy of these minutes and applicable ID to get their names put on the account.

Treasurers report:

Checking account at the end of the month had a balance of \$23,554.56, savings account has a balance of \$21,741.98. As of today we have 13 homeowners not having paid dues. There is approximately \$3,000 in the checking account because a check was issued for \$12,000 for the access control. It is now over 30 days from when the dues were required to be received so a late charge must be levied on those homeowners. Statements will be sent out to those who have not paid showing the quarterly dues plus the late charges.

Special President's report;

- economy is having adverse affects on everyone
- problems we are having in the community seem to be coming from those homes that are being rented out due to those economic circumstances
- we have to take actions to protect the community and our investments
- nothing in our current bylaws gives us the right to screen or do background checks on potential renters
- Maura Slaughter has been speaking with our attorney to see what kind of modification to the bylaws we can make regarding this and have it ready for the general membership meeting in March.
- Larry Lofaro has observed over the last 6 or 7 months that there is little community participation and that the community cannot rely solely on the board to get things done. We have committees that are very lackadaisical in

doing there jobs. He requested that when the board meets, at least one member of each committee be present to that there can be discussion and questions relating to each committee. Architectural changes to homes are taking place that have not been approved. We need people to step up and participate. His main concern is that because several board members terms are up in March and because we have a lack of participation he does not know who will have the desire to serve and that may force us to go to a management company.

- He made a request that during the board meetings that the general membership respect that this is a board meeting and ask questions, when allowed, that are pertinent to the topic at hand.

Maura Slaughter gave a brief overview of her current understanding of management companies through her work as a realtor. One company (GRS) quoted her \$10 a month per family to take care of the entire community from a management standpoint. The Board stays in effect and meets on a regular basis with the management company answering to the board. Charles Mucciolo clarified that the reason we would have to consider a management company is directly related to non-participation on the part of homeowners through the various committees. The non-action of certain committees ties the hands of the board to be able to manage the community. He cited the fact that we had much difficulty in getting participants for the fines committee and that if we did not have a fines committee the board would not be able to act on the recommendations of the violations committee thus allowing violations to continue without the ability impose fines as a final measure. The management company would act as all of the committees on the behalf of the board of directors.

Questions from the general membership were addressed. Some concerns that management companies do not always follow through as promised. We would need to have an in-depth interview with several management companies to determine what guarantees they can give us.

Maura Slaughter stated that in speaking with our attorney we have to make a change to our bylaws. There is some question on the part of the attorney as to what our bylaws require with respect to the numbers of votes we need in order to amend the bylaws; he is looking into it further. We want to do a renters and buyers application providing for background checks to include criminal and credit.

Mark Halmo made a motion to have Maura Slaughter continue discussion with the attorneys, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Robert Uhrie made a motion to have Maura Slaughter continue to investigate management companies for a presentation to the general membership meeting in March, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Larry Lofaro asked each member to give a brief synopsis of their duties and time spent in an effort to re-evaluate ourselves.

Maura Slaughter – 20-30 hours a week coordination with attorneys, notices, management companies, phone inquiries about community, estoppels letters, questionnaires, foreclosures, assist treasurer.

Robert Uhrie – 20 hours per week - general bookkeeping

Mark Halmo – 15-17 hours a week – dealing with different contractors, warranty follow up on littoral plantings, gate maintenance, contract review

Charles Mucciolo – meeting minutes, landscape and irrigation coordination, compile data for bidding of landscape and access control, compiled site plan and inventory of entire site, review of irrigation system, minor maintenance work – 10-12 hours a week.

Larry Lofaro – 15-20 hours a week, overseeing all of board issues, changed accounting software, access control review and investigation.

Larry Berdoll – 2-3 hours a week - walks community to review general condition, would like to assist treasurer

Kip Bandrup – had a lengthy list that will be attached to these minutes – his numerous projects and hands-on maintenance of various aspects of the gates and lighting adds up to considerable time volunteered to the community.

Larry Lofaro added up the time and it comes to approximately 110 hours per week for all of the Board members. It was acknowledged that much of this time was due to special projects such as landscape bidding, access control bidding, foreclosures, coordination with attorney, etc.

Special assessment and homeowners dues:

Robert Uhrig has reviewed prior expenses and budget and future expenses and developed a budget taking us into 2016. There are a number of large projects coming up. The access control repairs will deplete our RESERVE accounts. The gate operators are in need of replacement and we have already spent \$13,000 on these operators and the board does not want to waste money on continuing repairs.

Maura Slaughter stated that several homeowners wanted to know why the access control was being replaced when the gates seem to be functioning. Larry Lofaro stated that the access gates are working only because we put in a temporary control card which does not operate the card reader – the card reader no longer works. A resident only has the option of using the keypad or a clicker. That temporary control card cost us \$1200 and we had to do it or else the gates would be stuck in the open position. The card only provided for open access meaning that it is limited in its functions. We cannot leave the system as is because the card is not warranted beyond December 31 and will not be serviceable after that date – it is a temporary fix.

Robert Uhrig gave a presentation on the new budget:

The budget includes several items that were not accounted for in prior budgets, such as seal coating of the roads. This type of expense was previously taken from the RESERVE account. There is a contingency of 10% provided for. We will have our RESERVE account almost back to normal by around June of next year, in time for hurricane season. The increase in grounds keeping is primarily due to the inclusion of road maintenance, street lights, irrigation, pest control, tree trimming above and beyond the base costs for landscape maintenance. The budgets for subsequent years are less as we anticipate less expenditure on gate controllers and the like. Budgets after 2014 will be even less as we will no longer need to replenish our RESERVE account. The amount we will need to assess to make up the difference between the cost of the access control and the funds available in the RESERVE is approximately \$10,000 or \$110 per homeowner. Replacing the gate controllers we have the option of special assessing for it now or allowing homeowners to pay for it on top of the quarterly increase in dues.

The board agrees that we should not be spending more money on gate controller motors and budget for the replacements.

According to the proposed budget homeowners fees need to be increased \$10 per month just to run the community and provide for the things we have been doing all along but not previously budgeted for.

The access control repairs require a special assessment of \$10,000 or \$110 per homeowner.

The gate controllers require a special assess of \$22,000 or \$240 per homeowner.

A total special assessment of \$350. We need the \$110 assessment now and the \$240 can be collected over some period of time depending on when we think we will need to replace one or more of the gate controllers.

Charles Mucciolo made mention that he understood that we are mandated by law to rewrite our bylaws every 10 years and that will come due in 2011 and that we should try to budget for that. A rough estimation of that expense was put at \$8-10,000. Because the board was not certain of this and did not want to hold up the needed increases in fees and assessments it was decided that a special assessment for these legal fees would be levied if warranted. Robert Uhrig stated that there is a 10% contingency in the budget which could be used for additional legal fees if necessary. Larry Berdoll reiterated that the amounts budgeted do not need to be used specifically for those line items if costs change or unforeseen expenses occur.

Maura Slaughter expressed her concern about spending money on something that is not broken referring to the special assessment of \$240 for the not yet broken gate controllers. Suggested we see how it goes with the motors for 6 months then reevaluate the special assessment for the controllers.

Maura Slaughter made a motion to increase the quarterly dues from by \$30 from \$180 to \$210 to cover our operating expenses, Mark Halmo seconded, all in favor; motion passed unanimously.

Discussion about how to move forward with special assessments for the separate issues of access control and gate controllers.

Mark Halmo made a motion to assess the homeowners \$110 for the access control repairs, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Kip Bandrup offered to survey the existing gate controllers for evaluation of longevity and to consult our current gate serviceman, Howard Siegel, and to present his findings at the next meeting.

Larry Berdoll made a motion to table the gate controller assessment of \$240 until we get a report on the condition of the controllers, seconded by Mark Halmo, all in favor; motion passed unanimously.

The new homeowners' dues will take affect in January. We need to special assess for the \$110 right away as bills for the access control will be coming due.

Discussion regarding timing of \$110 special assessment in consideration of holidays, ability to collect, etc.

Maura Slaughter made a motion to have the \$110 special assessment due by December 12, 2010, seconded by Kip Bandrup, all but one board member, Mark Halmo, were in favor; motion passed.

Maura Slaughter stated that we should be receiving approximately \$750 from the foreclosure on lot 84. We have approximately \$1,800 on this action. We are obligated to after these non payers and there may be other, less costly action we can take that Maura is looking into called a notice of demand which may supersede even foreclosures. Special assessments not paid can result in a lien against the property.

Bob Galvin from the audience had a question about why we are replacing the gate access; Mark Halmo explained the current state of the system and the specific reasons behind the necessity for repair/replacement.

Architectural review committee:

Linda DelPopolo stated that they recently had a review of the Duckman's exterior color scheme and it was approved.

Violations committee:

Heidi Sommers stated that they will be taking a drive through to review the progress from the last letters sent and asked if the next step was the 14 day letter. Charles Mucciolo expressed concern about the violations committee and its apparent inaction and further stated his belief that the violations committee was a cornerstone committee that the community depends on as a first line of defense to keep things in order and maintain our property values. He said that on September 11 Eric Malkin stated that letters had been sent out and that with respect to one property in particular, 9399 Aqua Vista, we are far beyond the point when a 14 day letter should have been sent out in October. The lack of following the process we have is one prime reason we will have to go to a management company if this committee cannot act in a timely manner. Larry Lofaro expressed the inability for the board to get further involved. If we don't act on the various violations expediently the neighborhood is going to go downhill quickly. **The board requested that the violations committee prepare a report of the status of all violations and what actions are being taken.**

Maura Slaughter stated that she prepared a signature sheet for tenants stating that they have received bylaws and covenants. Welcome committee has a similar package for new owners.

Fine enforcement:

Nothing to report

Welcome committee:

Lynn Berdoll – explained inability to contact some new homeowners, some do not want to be contacted; suggested that a certified letter with the bylaws be sent to them. Maura Slaughter did speak with the new owners at lot 2 and explained the bylaws and covenants.

Crime watch:

No representative present

Website:

No representative present

Landscape and Irrigation:

Not discussed

Lake maintenance:

Mark Halmo said lakes are shaping up, water samples to be taken in December, warranty follow up on littoral plantings. Water level has been dropped as a result of change made to weir by LWDD. Suggestion made by Keith to have someone come in and clean out the coconuts from the lake.

Gates and Security:

Larry Lofaro said the new software has been received and a form needs to be developed to get information from each homeowner. Each home will get two clickers and one phone number in the system. We should charge some minor fee for additional numbers to be entered. Larry Berdoll read from an email sent by the Malkins citing problems with the lights up front, the fact that it is daylight savings and people are not putting their lights on early enough, etc. Larry Lofaro stated that this kind of effort put into violations would help the community.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter stated that the holiday party is December 8th.

Bylaws:

Not discussed

COBWRA:

Larry Berdoll gave a brief report as he attended the last meeting in Eric's absence. Number of car break-ins down but all were left unlocked. 94 communities make up COBRWA.

Old business:

None

New business:

Next meeting December 14

Following meeting January 15

Mark Halmo made a motion to adjourn, seconded by Maura Slaughter, all in favor, motion passed unanimously. Meeting adjourned at approximately 12:05pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters HOA Newsletter

Meeting: Tuesday Dec 14th @ Library. Some of the topics to be discussed.

Presidents Report- Larry will be addressing the emails circulated to the homeowners over Thanksgiving weekend.

-open to discussion for statements and questions.

Special Assessment- please send in your \$110 due Dec 12, 2010.

Homeowners Dues- quarterly bill of \$210 will be mailed out to all homeowners on Dec. 15, 2010 with new increase added, due Jan 1,2011.

Welcome- Please welcome 2 new families to our community.

* Scott and Colleen Gardner on 9376 Cascade Court (and her Dad Jim)

* Veda, Margaret and Lucille on 9345 Water Course Way

Lake Maintenance- Mark Halmo informs us we may see some dead fish from the cold.

Gates and Security- Information sheets are being developed and will be sent to every homeowner in January for the new access control system.

2 remotes will be given, additional remotes may be purchased. More information given at meeting.

Social- Thank you Linda DelPopolo for a great Holiday Party Dinner. The food and company were great!

Nominations for upcoming positions- please consider running for a Board position. 4 seats will be open in our election in March. Please let me know if you are interested in running.

PLEASE COME AND GET INVOLVED IN YOUR COMMUNITY

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, December 18, 2010
Meeting Location – Library – 2:30 pm

Call to order. The meeting began at 2:35pm

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Ann Marie Kominik, Bill and Georgia Dardick, James Lockyer, Shellie Almond, Teny and Max Nameth, Rosina Zimmer and husband, Stuart Mischner, Linda Delpopolo, Michael Grigelis and Felicia Popovici.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro made a motion to approve the minutes from the last meeting (November 20), seconded by Larry Berdoll, all in favor; motion passes.

Treasurers report:

The starting balance in the checking account was \$23,554.56, we received \$2,060 in deposits, we had expenses of \$17,729.31, an ending balance of \$7,880.35. In the savings account (reserves) we had a beginning balance of \$21,741.98 and an ending \$21,754.49.

Approximately ½ of the special assessment has been collected.

Larry Lofaro reminded everyone present that the meeting is recorded and asked everyone to conduct themselves accordingly so that everyone can be heard and their comments recorded accurately.

Larry Lofaro stated that he wanted to address the emails that went out by several homeowners over the Thanksgiving holiday and that the board members and the general members would have an opportunity to respond and ask questions. He went on to read the following:

“Over the past several weeks, in particular Thanksgiving weekend, several disingenuous emails were circulated throughout the memberships from behind closed doors. Every member is certainly entitled to their opinion. However, I believe just as the founders of this country, that these opinions should be expressed openly and in a public forum. Many of the emails, circulated were from members who have not attended any of the meetings of the Board. Statements, dollar amounts, and notices were given in the emails. As President, it is my duty to address these issues, take proper action when and where required for the best interests of the members. Before I begin, let me preface that at no time am I making any allocations of misconduct or wrong-doing by any prior member of the Board or prior administration. This Board praises the past Board – in fact four member of the present Board were members of the past Board. Larry Berdoll, Maura Slaughter, Kip Bandrup and myself (Larry Lofaro) were members of the past board.

The Past Board has enhanced our community –

- Paving of the Roads
- Flower Bed Landscaping at the front gate
- Pressure cleaning sidewalks
- Etc.

The main issue that is being circulated and stated in these emails is that this Board is “spending Board”. What has happened to all the money in the RESERVE? If the people who wrote the emails would have attended the Board meetings they would know the answers. The correct answers not the innuendoes. Let me address this issue – to help you understand I will pass out the following information so all can follow. (Two sheets were passed out - see attachments 1 and 2).

Larry referred to the second page which is the Income and Spending for 2009. He explained the difference between a RESERVE and a surplus. “A RESERVE is money that is collected by a special assessment and placed in account and a surplus is any money remaining after the budgeted expenses.” He went on to explain the numbers on sheet 1 (BWHOA 2010 NON-BUDGET EXPENSES).

Let’s just briefly talking about accounting – again at no time am I making any allegation of misconduct or wrong doing by any prior member of the Board or prior administration. Everyone does their accounting at their own discretion. At the first meeting of this Board I requested that a separate account – in the general ledger - be created for surplus funds. The purpose was to get a clear, true and accurate understanding of the surplus funds in regards to the surplus funds. In the past the special assessment money collected in 2005 and 2006 was co-mingled with the budget as homeowner’s dues. Again, no accusations of wrong doing.

Therefore when the budget income was projected at \$66,000.00 a surplus was created from the special assessment because the special assessment money was put into homeowners dues. So therefore special assessment money came in and was put into homeowners’ dues in 2005 and 2006 the budget showed homeowners dues of 90-100 thousand dollars. You are going to have a surplus. That surplus was carried over year after year until it was spent. No doubt the money was spent for the betterment of the community. In the following years money not spent on the budget was added to the surplus - during the years from 2006 to 2009 all of the income was not spent and that created a surplus. For example if the budgeted amount was for \$66,000 and only \$54,000 was expensed there was a surplus of \$12,000 for the year. Various projects, excellent projects for the benefit of the community, were approved and implemented by the prior administration. In fact money that may have been spent was not spent. This created the surplus. What I am saying is that there are two types of surplus that were comingled – Special assessment and Budget surplus.

All I wanted to do is to get a complete understand and present a true and accurate representation of the surplus to the members so they could understand under my administration. No accusations, negative comments have been made by members of this board regarding previous boards. Everyone does their accounting as they best see fit.

The Present Board has never criticized or made any negative comments regarding the budgeting and spending of community moneys in the past - it doesn’t make sense because members of this board were members of the previous Board. This Board recognizes what has been achieved in the past and wishes to continue to maintain now and into the future the enhancements the prior administration accomplished as well as create our own enhancements for the community.

The simple fact is that prior administrations were able to achieve the enhancements from the surplus of money generated by a special assessment and budgeted surplus. Some of enhancements and the future maintenance of these enhancements were never budgeted for (Street Paving, Aerators, etc.). That is what this Board is been saying all along.

I have great respect for Phil Kline and all members of his Board. However, I was taken back regarding the emails sent by both Phil Kline and Bill Dardick. I thought they knew me better. Why they did not call me on the phone and voice their concerns before sending out the emails is beyond my understanding. I would have clearly explained to them what I am saying now and what was said in the past. The Board meetings are open to all members and for their own reason they decided not to attend. They decided to hear the information from a grape vine and respond to the mis-information they were provided from behind closed doors and not in a public forum. I can recall when they attended the Board meeting and members of this Board looked to them and asked them questions, which they gladly provided regarding By- laws, Foreclosures, access control.

In their emails they both mention that we enjoy spending the homeowner's money without their approval (at this point Bill Dardick, in the audience, expressed that he did not say that) – we are an expense spending Board - whatever that term means. We are elected by the homeowners and the Bylaws state that we don't need approval of the members to run and maintain the community.

Phil Kline stated in his email: *“he totally disagreed and haven't been going to meetings to keep from getting pissed off”* - Thank God this country doesn't go along with that.

Phil disagreed with the access control saying he believed it was considered a capital improvement and therefore required approval of the membership. He is certainly entitled to his opinion. In fact at the Board meeting he warned the Board to be careful and use due diligence in making their decision. My opinion on the other hand was since the access control could not be repaired on a permanent basis, felt replacement of the access control for the safety of the community was not a capital improvement. So, who was I to say I was right and Phil was wrong. After listening to Phil and out of respect for his wisdom, I decided to contact the attorney regarding this matter. In the meantime the Board was planning to hold a special membership meeting if Phil was correct however; I was advised by the attorney that it was not considered a capital improvement and the Board could vote to replace the system and vote on how the membership should pay for the system. The rest is history.

Phil then wrote “the treasurer has done an in-depth analysis of our budget for the last few years and the current budget. Due to non budget items that we must add as budgeted items our dues are increasing....”

Again, the grape vine. If Phil were at the meeting he would have heard the Treasurer state - he had done in-depth analysis of our budget for the next five years, not the past few years and stated that because some items were not budgeted in the past and because of future expenses that need to be included in the budget our homeowner dues are increasing.

Phil then wrote -- *‘A quick glance at income vs. spending beginning in 2006, (the year I came back on the board), shows we had \$7,699 in the bank at the start of that year. Because we spent prudently, we had a surplus of \$21,117 in 2006, a surplus of \$18,737 in 2007, and a surplus of \$10,289 in 2008 so that at the start of 2009 we enjoyed a surplus of \$50K.’*

Excuse me - Phil, you were disingenuous in your statement. He did not mention in addition to his administration saving money there was a surplus. The surplus started by the creation of the special assessment in 2005. Phil did not mention - again I refer all of you to page 2 (the 2009 budget) the budget had a negative cash flow, repeat, a negative cash flow of \$11,500 and the number in the bank was \$46,180 not \$50,000.

Again, this board, 2010 income and expenses presently shows a negative cash flow of \$16,000 but when you take into consideration what we've done, the aerators, the lake plants, \$13,000 for the gates, \$12,000 for access control \$4,800 for irrigation - this board has spent only \$4,500 more than 2009.

Phil then states that *his administration was prudent* - it was prudent but, the prudent spending of the prior administration was inherited by this administration. He states *“all projects were formally approved by the homeowners, (although the first two probably didn't need to be I feel everything should be), and of course, no assessments or dues increases were needed.”* (Because of the special assessment and surplus).

But Phil, you've got to make up your mind. You originally state that this board never asked permission for spending and then you state that we really don't need to ask permission. Great respect is given to Phil Kline and everybody (on the board), I'm just setting the record straight. The Bylaws is the factor that dictates.

(Regarding) Bill Dardick - As the Treasurer of the "previous administration", you write: *“I, too, take exception to the comments made by the present Board of Directors regarding the budgeting and spending of community monies in the past. I would like the opportunity to examine this "in-depth" analysis, prepared by the present Board Treasurer, as I was part of that "previous administration"... and I, along with the other members of our administration, managed your money in a most responsible and prudent manner. In short, we showed the community a positive cash position -- consistently -- for the past 6 years. I just can't fathom the thought of how we went from a \$50,000 surplus -- to \$32,200 in special assessments and an annual increase of \$120 in Homeowners dues. This is a total outrage!”*

First of all Bill, if you are going to make a statement, the special assessment was \$10,120 not \$32,200 - I have no idea how you came up with that number. Our books and records are open to all members, anytime, anyplace, anywhere, just give us due notice.

In fact Bill, I agree you were an excellent treasurer – I formally now ask your assistance to help this board and will immediately appoint you as bookkeeper, this way your expertise, knowledge and understanding of the financials records would be an invaluable service to this board and more important the members of the community. Do you accept?

Bill Dardick replied: *"I'm not going to express (inaudible)"*. Larry Lofaro said "we will get back to it, I understand."

With regard to the emails circulated by other members, I can only request that you attend the meetings (to be) aware of what the board is discussing this way you have a clear understanding of the facts before you put them in writing.

With regard to the email circulated by Barbara Malkin, in the email you placed the board on notice, made serious accusations against this board and in particular against an unidentified member of the board. As president it is my responsibility and duty to address this accusation, conduct an in-depth investigation, and present the findings to the Board and members of the association. Therefore, I ask you Barbara that any and all information regarding your allegation be provided to me in a (formal) written statement with any documentation and or evidence that may support the allegation. I will assist you in any way possible so I can conduct a proper investigation into your allegations.

When everything is said and done, for all you people who sent these emails out, if it was your intention to create havoc, harm, animosity throughout the community congratulations, you succeeded. I don't know, and I'm doing everything in my power as president, to stop the majority of members of this board from resigning. We have done nothing but for the best interests of this community. We are not the spending board, we've done what needed to be done. I don't care how ever you look at the numbers, it can be determined whatever way you want, the facts are simple, money came in, money went out, money was not budgeted for, \$13,000 in gate repair, the access control, etc. this board has done a terrific job and put in an endless amount of time for this community and if you people are going to come back at us through emails and not attend the meetings and criticize us make sure your facts are correct.

The bottom line is, if the budget calls for income of \$66,000 and we spent only \$50,000, that's \$16,000 that's not spent. As far as I'm concerned that \$16,000 should not be carried over; it should be spent for enhancements of the community or should be given back to the homeowners. That's my money, one ninety-second of that money belongs to me. I prefer that it be spent on the enhancement of the community.

With that I turn it over to the members of the board who wish to make statements or ask questions.

Mark Halmo: Just to clarify, as far as the expenditures for the gates. Before the lightning strikes we had to bore the road for \$5,000. I also found out that the entry side had been done several years prior to that so I looked into everything and found that the electrical was not done to code. We found that the underground damage came from the original system not being installed to code. Fast forward to the entry system we are replacing. We have a system with a lot of mileage on it - it needs replacing. We are enhancing the new system to last for many years. We put out a request for proposals for the new system. There was a comment about a lack of expertise on the part of the Board to make the right selection. Kip has been in the trade (inaudible - 45?) years. Charles Mucciolo has been in engineering for 30 years. Larry Lofaro stated that he had been a consultant for the access control replacement for several hospitals in New York. With all that experience we still went out to five different access control contractors. My consultation with others in the trade convinced me to do the job right and not take shortcuts. The electrical is a safety hazard and we could be (liable) for a landscaper or someone who hits the line. I take the time to maintain the gates with grease every month. Everyone on this board invests time to save the community money.

Kip stated that he has a report on the gate controllers for another time.

Mark Halmo made the point to the general members that this is not a 'spend fest'. We are trying to get the most out of what we spend but there is a lot of work, a lot of expensive electrical work that needs to be done.

Maura Slaughter stated that the emails are supposed to be used by the board for official business only, newsletters, billing, etc. People have asked to be taken off our email list because of the banter that was going back and forth. Those are not public emails for everyone to use. Don't send emails, come to the meetings. I'm not going to do the newsletters anymore because I constantly get nasty remarks back. I get complaints about everything. Complaints about the meetings being held on a Tuesday, suggesting that we (the Board) does it for our convenience when in fact we do it for the community at large. We alternate because of everyone's varied schedule. It was not set in stone when the Board was formed that the meetings had to be on a certain day. It is very hard to be on this Board and invest the time I do writing the newsletter only to get nasty emails so I'm not doing it anymore. If people want to know what is going on they can come to the meetings or read the minutes.

Charles Mucciolo said he would like to respond to one of the emails sent and it is as follows:

Black = Original letter from Barbara Malkin

Red = Response from Charles Mucciolo, Board Member

From Barbara Malkin – To the Board and Homeowners of Boynton Waters:

As I, along with an attorney (pro bono) I have devoted many hours to the up-dating of the BWHOA By-Laws and the creation of Community Rules and Regulations, I was very surprised to read in the Minutes of the last meeting that apparently members of the Board have been consulting with our Attorneys regarding the same thing and that I have not been provided with this information.

The discussion that the Board had was with respect to finding out what rights we have regarding new resident and tenant screening. We felt that this was an urgent issue and with no report on the bylaws to date from you, we acted to expedite a legal opinion from our attorney of record.

If you would like for me to continue with this project, please provide me with the information that you obtained, so that we can avoid time spent in re-writes. If you find that you do not wish to include me in either discussions or the sharing of information in this area, then I may be forced to walk away from this project due to the lack of support from the Board and the counter-productivity of my efforts.

Your statement regarding lack of support is unwarranted. Since this board has been in existence there have been three entries into the minutes regarding the bylaws you volunteered to handle:

- April-14-2010 Bobbi Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed.
- July 17, 2010 Bobbi Malkin stated that she was working by herself; Charles Mucciolo volunteered to assist.
- September 11, 2010 – Bobbi Malkin will be contacting Lori Goetz regarding modifications to bylaws.

All other entries show as 'nothing to report'.

To date, we have received only one request for assistance from you and that was addressed immediately by me only to have you contact me four months later to say you did not receive the information. The minutes show little or no progress on the bylaws and the board has not received anything in writing for review. We would like to know who the person is that you are consulting with, what their qualifications are, and to get a written report outlining the progress to date.

And, it would appear that your plans are to have the Attorney draw up new By-Laws in 2011 at an estimated cost of \$8,000 to \$10,000; why am I wasting my time and the time of an attorney, since it appears obvious that the Board would rather spend more of our money?

Sometime during the last year I believe Phil Kline stated that we needed to revisit the bylaws and could use that opportunity to make changes - that is the presumption I was responding to. The 8-10 thousand was just a number to budget for - it could be less or more. At some point, even if the work you are providing is free, I believe it would be in our best interest to have the attorneys who have represented this community for a number of years review the final draft. Will you inquire with your attorney as to any requirements we have regarding any mandated updating or changes to our current bylaws and inform the Board, in writing, of same?

Regarding the non-participation of homeowners in the Community on committees, etc., you should be aware that many people in the Community feel that their work is not appreciated; that regardless of what they do, it is not appreciated and that the Board works in opposition to their efforts. On the one hand, you invite all homeowners to attend Board Meetings, but then advise them that they are guests of the Board and they are not to participate unless specifically requested to comment or to make a report, thus making it apparent that you do not really want their input or participation in your (the Board's) meeting.

This is a false statement and as the wife of a former board president and having participated in so many meetings you should be familiar with the Bylaws which state in Article 3 Section 5: "Members may attend all Board meetings, except those with the Association's attorney relating to pending or potential litigation. No member shall have the right to speak at or interrupt a Board meeting, except at the Board's request."

That's exactly how the previous board conducted their meetings and this board has always promoted participation so long as it was done in accordance with the bylaws.

Being chastised by a member of the Board in a public forum because some items were not done in what they (the Board) considered to be a timely manner or "lackadaisical" in nature, is not the way to encourage homeowner involvement and the volunteering of their time.

You claim that I chastised a committee, I say that I asked pointed and pertinent questions after I inquired by email to the chairman (Nov. 16) as to the progress of that committee but received no answer and after that same chairperson promised another board member a report at the next meeting and we got nothing.

When someone commits to a position such as chairman of a committee it is expected that they will make every effort to fulfill their obligations and the Board has the duty to ask questions and motivate the committee to do the job they are assigned to - otherwise the bylaws simply cannot be enforced.

As several members of the Board have pointed out, this is not an over 55 community where the vast majority of homeowners are retired; we are a "family" community, where most of our homeowners work. There are times when even trying to schedule a meeting of a particular committee is difficult due to the inability to insure a quorum with the numerous conflicts in schedules. Those of us who are trying to make a difference and volunteer our time would appreciate some "thanks" from the Board vs. criticism that our efforts are not quite good enough.

These statements apply equally to the Board members - we all have the same responsibilities and receive criticism regarding our efforts - as evidenced by your letter.

It should also be noted that previous Boards operated with similar homeowner participation and a property management company was not deemed to be necessary to the on-going needs or betterment of the community. Turning these many duties over to a management company would not be in the best interests of our Community nor cost effective. Management companies in our area vary dramatically as to their costs, reliability and consistency; all of which to say that I have not heard of a Community that is thoroughly happy with the job that their particular management company is doing (GRS being one that I have not heard anything good about their handling of properties or people).

You know from your participation in previous meetings that it has been difficult to get volunteers for the committees. Even a 7 member Board can only do so much and is restricted from holding certain multiple positions. Find us residents for committees who can fulfill the responsibilities and we can avoid outside management.

Another item, which may be of minimal consideration on the part of the Board, is the scheduling of Board Meetings. In years past, the vast majority of meetings have been held on the 2nd Saturday morning of the month vs. the current scheduling of meetings monthly with no rhyme or reason as to their regularity, making it virtually impossible for homeowners to plan their own monthly calendar should they wish to participate.

This is another inaccurate statement because the board is made up of working people as noted earlier – some of those members as well as some residents work on Saturdays. This is why the Board chose to alternate the meeting dates from a Saturday to a Wednesday and, there has been no noticeable increase or decrease in the number of residents who attend the meetings so it is the Boards feeling that alternating days has had no adverse affect on the ability for residents to attend if they wish to.

Maura Slaughter interjected at this point, stating that we are at the mercy of the library schedule, it is not a given to get the room whenever we want. We had to have the emergency meeting at Larry Lofaro's house because we could not get a

library meeting room because we already had one meeting at the library and are restricted to one per month. We request a Tuesday or Wednesday because there are not guarantees as to what will be available.

Continuation of the letter from and response to Bobbi Malkin:

It is my opinion that the present Board has not been operating in the best interests of the our Community. There has been spending far beyond what is necessary to the smooth operation of a community of this size. Further, there appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board member who has no ownership interest in this Community, and now with the proposal of a management company.

The fact is that this Board has inherited a number of items which need to be addressed and is outlined in the proposed budget but perhaps you can explain what you mean by “spending far beyond what is necessary”.

Your statement regarding the possible conflict of interest between a board member and the landscape company conveniently avoids naming that board member but I am certain you are referring to me as I have a relationship with Sunflower, the new landscape company.

As I have stated on several occasions I have known Sunflower for many years because they are the primary landscape contractor for my employer, GL Homes. I have limited contact with them to review planting installation and design. I do not socialize with any of the owners or employees – it is purely a business relationship during which I have seen the work they provide and feel it is of a much higher standard than that of our former landscape company - a standard that is now visible at the entry.

A conflict of interest is when a contractor provides services for Board members at a reduced price or if the contractor is told to provide free services to a Board member as a condition of continued employment with the community. Sunflower does not maintain my residence and I have not received so much as free lunch for presenting them to our community and their subsequent award of the contract.

You also made a statement regarding ‘a lack of ownership interest’ on my part - suggesting that I have no business serving on the Board. When I ran for the Board, Phil Kline told me that I could do so if Lauri wrote a letter stating that I was her assigned representative, which she did and he accepted. Provide documentation stating that I cannot serve the Board otherwise, you should be thanking me for serving this community with no ownership interest.

And, lastly, this is to put this Board on notice that you have been operating in violation of the FL Sunshine Laws regarding Homeowners’ Associations, in that ALL meetings of Board Members where a quorum is present MUST be open to the homeowners and MUST be conspicuously posted with a minimum of 48 hours notice.

First of all, the Florida Sunshine law it applies to meetings of public boards or commissions. It extends to private non-profit entities - such as an HOA - if they are doing business with government. The only time that the Sunshine law applies to an HOA is when the Architectural Review Committee reviews and applications involved and a government building permit requires the HOA approval.

There was one informal meeting very early in this Board’s existence where 4 members gathered to discuss the access control - it was to understand what options we had and what we should be asking of a contractor. In our desire to act expeditiously to a problem we inadvertently met outside the guidelines but we realized our mistake and have not repeated it since.

Also, all meetings of the Board have always been open to the general membership and are posted in accordance with our bylaws - with 48 hours notice or more.

In conclusion, your letter to the community was irresponsible as it contained false accusations and claims, misquotes, slanderous comments and so on. If anyone else feels it necessary to make such comments, whether verbal or written, they would be well-advised to get their facts straight first.

This concludes the response to Bobbi Malkin’s email from Charles Mucciolo.

No other members of the Board wished to make comments and Larry Lofaro opened the floor to the general membership.

Eric Malkin stated that he had some comments on behalf of him and his wife: “First, I want to go on record that I was not on the emails that were circulated. Second, I and or my wife have attended every one of the meetings over the last 10 months of the Board, emergency and otherwise. Third, you are perfectly correct that the meeting held in your house (*Larry Lofaro’s*) for the emergency meeting was perfectly acceptable and that three people including myself attended (*in fact Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney were present*) however; I asked about lower priced units and received no answer except that ‘this is the best way to go dollar-wise’. I have no objections with your budget. I am concerned about \$25,000 for a system for 92 homes with bells and whistles that we don’t need.”

Mark Halmo asked what would those ‘bells and whistles’ be? Larry Lofaro asked to allow Eric to speak uninterrupted and Mark complied.

Eric Malkin: “What do we need three levels for (referring to the various sub-directories in the system) I believe that after talking with many other communities that this is a wonderful system for 300 homes. I think it’s too much money for us; be that as it may it’s a done deal so we can’t change it anyway because we already spent the money. As far as unbudgeted expenses you are one-thousand percent correct. As far as the extra surpluses, it should have been pulled to a separate account - we (referring to previous Boards) never thought of it. Were there expenses that were not budgeted, yes, I take some of the blame for that. What I am concerned about is communication. When I get an email from Chuck (Charles Mucciolo) I get treated like I’m one of his employees. I feel like I’m being dictated to. I am busy as you (Chuck) is, I have a full report on the violations. When I took it over there were 35 violations, there are 4 left. I had asked Heidi to tell you I would have a report ready, I did not ask her to make a report.

Someone in the audience mentioned something about transparency; Eric said that was not the problem. The problem had to do with the ‘720 law’ (*apparently referring to Florida Statute 720 regarding homeowners associations*) and the Florida Sunshine Law.

Eric went on to state that he would have a full report for the Board regarding the issues contained in Bobbi Malkin’s letter to the community within 30 days.

Larry Lofaro reiterated that he wanted a report specifically regarding the allegations of misconduct of one of the members of the board.

Eric stated: “I will present a report on everything in the letter - the misconduct, the improper meetings, etc. All of which is really not the problem, the problem is communication. You want me to send out 14 day letters as the chair of the violations committee. If you look at our bylaws I can’t do it because the 14 day letter involves a fine and the only ‘fining’ area is you guys (the Board). So I can’t send the 14 day letter. I also can’t send letters without my committee okaying them. I can’t send the letter if I am ‘told’, not asked, to Watercourse Way regarding the recycle bins - it has to come from the committee, I can’t do it. Chuck, you did it, fine, I can’t do it. I don’t feel it’s correct for me as the committee chair to do it. I think the problem is perception. We are told ‘this is what’s being done’. Look, I ran meetings, I didn’t want comments from the homeowners unless the asked for it. Neither did Phil, but it’s the way you say it. That’s what I’m concerned about. People are reacting badly. I think we have to start all over again. We work for you, you work for us. I feel (inaudible) that you set up a meeting, whether or not you knew a lot of people were going to be there or not, in a room that only seats 12 people.”

Larry Lofaro stated that he would respond to that last statement: “Eric, you know we have no control over where they (the library administration) puts us. What happened is that we were scheduled for the big room - they (the library) made the mistake.”

Eric stated that the problem was that no one knew why the meeting was cancelled.

Mark Halmo interjected and said that everyone was present when the librarian came in and told us that we had to remove the extra chairs we had brought in to accommodate everyone and could not occupy the room with more than 12 people due to the fire marshal’s rules.

Eric Malkin continued to voice his frustration over the cancellation of the last meeting.

Charles Mucciolo stated: "You know Eric, you can be as frustrated as you want but, you throw a lot of stuff out at us that is really unwarranted. I would love to hear, right now, what your accusations against me and Sunflower is - throw it on the table. I would like for Bobbi to state that right now since she wrote the letter."

Eric stated that he would speak for Bobbi and that Charles Mucciolo should have recused himself from the vote.

Charles Mucciolo stated: "Oh, she can write the letter slandering me but can't answer the question."

There was some banter between Eric Malkin and Charles Mucciolo regarding perception of the situation. Charles Mucciolo stated: "It's your perception; this entire board reviewed the contracts and voted."

Larry Lofaro asked: "If that's the case, why was I not notified?" Some banter between Board members and Eric continued regarding why the issue was not brought up earlier and Eric stated that it was because he was 'shut down'. More banter continued with the Board members expressing their disagreement with Eric's statement. Eric concluded by stating that "the Board is doing a pretty good job, and that it's just the way you do it - it's just my perception."

At this point Larry Lofaro asked that others in the audience be given a chance to speak and deferred to Bill Dardick.

Bill Dardick expressed some concern that he was accused of something; Larry Lofaro said that he was not. Bill wanted to go on the record stating that Phil Kline was not at the meeting to defend himself. Larry stated that Phil was also not accused of anything and that Phil was his friend also.

Bill then referred to an 'in-depth analysis' that was mentioned in a newsletter and requested a copy of it for his review. There was some discussion as to what exactly the analysis was and it was determined that it was not an analysis of the previous spending for the purpose of determining where the past dues were spent but rather it was an analysis of the individual line items which made up the previous budgets for the purpose of this Board to be sure that it was accounting for all expenses going forward. It was determined that the term 'in-depth analysis' was probably mis-leading and should not have been used.

Bill then asked if we could discuss 'disclosure'. He then stated: "If you could show me a detailed profit and loss for the last 8 months, you guys took over, something that I could see, something that I could post to the website so that others can see, I will come over to each one of you and apologize personally for my remarks."

Larry Lofaro agreed to send the information Bill requested.

There was some further discussion about what the Board might have had at the meeting to give to Bill right then. The discussion turned back to the newsletter statement about 'an in-depth analysis' of past budgets. Once again, clarification was given that the Board did not do an in-depth analysis of the dollar by dollar spending of the last few years but rather an analysis of what line items we should project forward for a budget. Bill then said it was OK to put that issue behind us but to still get him the detailed profit and loss for the last 8 months.

Bill went on to state that we live in a community of apathy and that the number of people attending the meeting today was only because a few had 'made some noise'. Some discussion between Bill and Larry Lofaro took place regarding the ability to attend meetings and that some people only have the meeting minutes as a resource for understanding the goings-on of the community. Larry Lofaro expressed that a direct email to him is one way to find out what is going on.

Bill then expressed his dislike for receiving HOA notices in his mailbox unless they are in an envelope and stamped (delivered by the postal service). Bill was asked by the Board why it would make a difference to have the dues or special assessment notice sent via the postal service or simply put in an envelope as it was. Bill cited proper business procedure for price increases for customers. There was some discussion regarding how necessary it is to address, envelope, and mail these types of notices at an additional cost to the community. Maura Slaughter expressed her frustration over the issue, as she is the one who prepared, enveloped and delivered every notice and stated that she would no longer waste her time doing that and that every notice will now be mailed at a cost of \$50 per mailing. It was also discussed that we can

also no longer send official notices via email because the emails sent over the Thanksgiving weekend have caused many homeowners to request they no longer receive emails from the community.

Larry Lofaro again stated that he would send Bill what he wanted or that Bill could come to him and review everything in person.

Bill Dardick then stated that he had trust issues with Charles Mucciolo. Charles Mucciolo asked for him to tell everyone what those issues were and Bill said that it had to do with comments made regarding the trimming of a tree in Bill's yard that Luis (Coconut Palm) had done. Bill feels that Charles Mucciolo manipulated him in an effort to have Luis no longer serve the community. Charles Mucciolo stated that the tree trimming job that Luis had done was not acceptable in Palm Beach County. There was heated discussion about the matter and Charles Mucciolo made an off-color remark to Bill at which time the meeting was called back to order. Charles Mucciolo retracted his statement and apologized for his outburst.

Shellie Almond asked if the Board members could provide their names and functions as she was not familiar with the present Board; the Board provided the information.

Jim Lockyer asked for clarification on the gate access and went on to describe his understanding of what RESERVE accounts are for. Larry Lofaro responded by explaining how we are using a part of the special assessment to pay for the access control while not leaving us with no money in that account and that the RESERVE will be replenished hopefully in time for the next hurricane season for which the RESERVE is primarily kept for. He went on to state that the access control is going to cost us approximately \$25,000; we are taking more than half of that from the reserves because we only special assessed for \$10,000. "Understand that the prior and current administration has deemed it important to maintain a \$20,000 RESERVE; that is one of the reasons the dues are increasing so that we can build back up the reserves."

Jim Lockyer: "Does the current board see more assessments in the next 6 months?"

Larry Lofaro: "I think this is where Bill may have gotten the wrong number, and rightly so. When we were looking at all this, we looked at the access control and the gates - saying that the gate motors are going to have to be replaced and we were looking at putting that into the special assessment or increasing dues to cover that, because we felt at the time that the gates could last another year. So, at another Board meeting Maura Slaughter suggested that we should not deal with the gates right now, just the access control, which we did. In the meantime, Kip has spent numerous hours speaking to numerous vendors getting an update or present condition of our gates and how long they are going to (last). Until we hear from Kip on that no, I don't expect any special assessment in the future. I believe, the way we have done things, very carefully and be keeping in mind the time of year, keeping in mind the financial that the country is (in), keeping in mind homeowners and their pockets. Rob (Robert Uhrig) did a lot of analysis going (into the) future as did I. We knew we had to get money, bottom line, case closed. But we had to figure the best way for the community and that is the plan we came up with, \$110 special assessment and \$30 raise in homeowners (quarterly) dues which will carry us in the future for building up the RESERVE account."

Maura Slaughter: "We took a vote on another \$250 special assessment on top of the \$110 and that was turned down, and that was for the gate motors because they anticipate the gate motors might be shot in the next year."

Kip Bandrup: "Let's everybody stop guessing about the gate motors..."

Mark Halmo: "Hang on just a second Kip. I'd like to point out that during this whole process regarding assessments and homeowners fees we tabled a lot of expenses ... the street light program, the expansion of aerators for the benefit of the lakes has been postponed. We are not a spending (board? - inaudible).

Some discussion regarding the general approaches taken to prioritize the expenses.

Mark Halmo: "We are not a credit card Board. We are not a spending Board."

Stuart Mischner stated that he had recollection from a previous meeting, maybe 8-9 months ago, that we had \$75-80,000 in the bank. Larry Lofaro corrected him by saying that it was more like \$46,000. Stuart accepted that number and went

on to state that the Board is asking for an assessment for the gate. Larry Lofaro stated that we asked for the assessment for a couple of reasons and went on to explain the expenses. Further discussion about the separation of checking or operating expenses from the RESERVE moneys. Stuart was still unclear about the expenditure of moneys considering the amount we had in the bank.

Eric Malkin commented that during the hurricanes we did not have enough money in the reserves to pay for the cleanup which is why he had to front the association \$9,000 at the time.

Further questions regarding the accounting of RESERVE and operating expense funds led to Larry Lofaro suggesting that he and Stuart Mischner, and anyone else interested, meet to review the income and expenses.

Bill Dardick asked which of the current Board members who are up for re-election will be running again. Maura Slaughter and Larry Berdoll said they would not, Kip Bandrup said he will stay on in order to finish the projects he is working on and Larry Lofaro stated that he is undecided.

Larry Lofaro then asked those of the audience who would be running for the Board. (no one mentioned a number but listening to the transcript indicates one person said they would). He then went on to state that anyone is welcome to look at the numbers - we may have missed something - but it is unlikely - the numbers are the numbers. And just so you all know, we have been looking at the numbers for a long time.

Maura Slaughter asked the audience why no one was running for the board. Some conversation was had regarding the inability of some to participate and regarding something about the emails and how to avoid sending everyone's email to all recipients (this portion of the tape is difficult to hear). Felicia Popovich expressed concerns about the intimidating nature of the emails that had been sent out. (the remainder of this discussion is inaudible due to numerous people talking at the same time.)

Larry Lofaro wanted to finish addressing Eric Malkin regarding an estimate of the expenditures for the coming year and he estimated them to be approximately \$85,000.

Lauri Long asked to speak and she stated (apparently in response to Felicia Popovich's earlier statement) that while she liked Phil, she was intimidated by the way he conducted the meeting and decided not to attend until more recently. Lauri and Eric were speaking about something related to her statement but again it is inaudible. Lauri also mentioned that the house that is using recycle bins as planters in their front yard should not have to be told that it is a violation of our bylaws, that the resident should be aware that it is not in keeping with the caliber of our neighborhood. Eric responded by saying that he agreed however; he would not contact the resident in either person or via letter until he got the approval of his committee and then the Board.

Larry Lofaro stated that the interpretation of how the violations committee handles things is based on their own administration.

Ann Marie Kominik stated that she was very thankful for all of the Boards hard work and she knows first hand through Kip Bandrup how much time each member is contributing to the betterment of the community. Her praises were acknowledged by the Board members with thanks.

Larry Lofaro stated that Kip Bandrup has done a lengthy analysis of the gate motors but that we must revisit that at the next meeting as we are out of time. He asked the Board if they had any final comments or questions of which there were none so he then opened it to the audience once again.

Felicia Popovich questioned the line item cost for the telephone line and it was explained to her that it was high because the telephone company charges us a commercial rate for the telephone entry system to dial out. She asked another question regarding the expenditure and income for the gate clickers. Larry Berdoll explained that the expense was the purchase of the clickers and the income was from when a resident purchases one from the HOA. She also asked about the line item for insurance and it was explained that it was for (liability? - inaudible) insurance.

Stuart Mischner asked about the line item regarding shrubs and trees for approximately \$18,000; Larry Lofaro explained that it is not a recurring expense and was from the previous administration. Some discussion was had regarding the differences in budget from one year to the next. Much of the discussion is difficult to follow because of the cross-talk. It was suggested that the question be discussed directly with Larry Lofaro outside the meeting.

At this point Larry Lofaro excused himself for a few minutes and Larry Berdoll took over the meeting.

Eric Malkin asked Charles Mucciolo if the window at 9399 Aqua Vista had been fixed; response: yes. He asked if the roof had been cleaned; response: not sure.

Eric Malkin stated that he contacted our local police officer as to whether or not we can tow a vehicle that does not have license plates while on their property; he was advised that the county does not allow us to do that. We can tow if the vehicle is in the street for more than 24 hours. At the beginning of November, per the Boards instructions, he sent out 35 thirty day letters for violations as of November 27th, 31 had been resolved. There is a new one that everyone is concerned about and that is the recycle bins at the Zimmer residence. Rosina Zimmer was in the audience and responded that she will move them to the back yard immediately.

Larry Lofaro returned to run the meeting.

Some discussion regarding the procedures of the violations committee and that it would need to be clarified at the next meeting. Questions regarding Estalella's broken column light. Maura Slaughter asked Eric how often they do a violations review and he stated 'once a month but with the holidays it's been a little difficult'. Charles Mucciolo and Eric are going to work through the violations administrative procedures.

Maura Slaughter asked about the status of fine enforcement and it was determined that we should wait until the next meeting.

Larry Berdoll reported for the welcome committee stating that Lynn Berdoll had tried to contact the new residents twice without any luck. Maura Slaughter said that we need to find out who the renters are in that (the Mason?) residence. Maura Slaughter stated that she gave the renters a copy of the bylaws and that we need the Welcome committee to go over there and get some papers signed regarding acknowledgement of our rules. The forms were given to Lynn Berdoll to bring to the renters. Eric stated that he would take care of the forms. Larry Lofaro stated that the property owner is not currently a member in good standing.

Maura Slaughter stated that some neighbors feel that there have been prowlers in the neighborhood and for everyone to be vigilant.

Someone from the audience stated they had seen an alligator in the lakes and they were going to call a trapper. Charles Mucciolo stated that we had an issue with that because we did not want to see the alligators destroyed and that a no kill trapper was available. Maura Slaughter stated that we have the number of an Indian Reservation who accepts the alligators.

Larry Lofaro asked for three members of the Board to assist the residents in filling out the applications for the access control. Several volunteered but the names were not stated for the record.

Larry Lofaro stated that the holiday decorations should be going up shortly pending the weather.

Maura Slaughter stated that she gave all the Board members a copy of the letter from the attorney regarding a new amendment to the bylaws for renters and asked the Board along with Bobbi Malkin to review the document so that we can bring it up at the March general membership meeting. The next meeting is on January 15 at 10am, in the large meeting room of the library and the next meeting is February 12th at 10 am in the large room. The March meeting cannot be booked until after January 1 but the tentative date is March 5. We need names of those who will be running for the board in order to make proper notice. We need to vote on the renter's amendment so that we know who the renters are and may possibly be able to charge an application fee.

We have a new family coming in to lot 63 on Aqua Vista.

Some discussion regarding the restrictions available for renters for certain criminal background. Discussion regarding the right of first refusal as part of the amendment and that it would not be to our benefit.

The other clause would restrict renters to a minimum of 6 months. Maura Slaughter disclosed that she has seasonal renters and that this would hamper that for her and others wishing to rent seasonally. Some discussion regarding the elimination of that particular clause in the attorney's letter and developing an alternate.

Larry Lofaro stated that we need to get volunteers for nomination at the next meeting and that we need a budget for the next year to be presented at the next meeting.

Larry Berdoll made a motion to adjourn, all in favor; passed unanimously.

The meeting ended at 4:45pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

BWAOA 2010 NON - BUDGET EXPENSES

Cash in Bank Dec. 2009	\$ <u>46,180.21</u>	Balance	(see attached 2009 Inome vs. Expense)
Reserve	\$ 20,000.00		
Extra Cash OVER RESERVE	\$ <u>26,180.24</u>		
Aerator	\$ 4,431.86	\$ 21,748.38	(membership approved 10K
Lake Plants	\$ 1,167.45	\$ 20,580.93	Board spent = \$ 5,599.31
Irigation	\$ 4,828.61	\$ 15,752.32	
*Access Control	\$ 12,143.05	\$ 3,609.27	
Gate Repair	\$ <u>12,888.73</u>	\$ <u>(9,279.46)</u>	
	\$ 35,459.70	\$ <u>(9,279.46)</u>	
December 2010 Reserve Account	\$ 21,698.54		
Total December 17, 2020 Checking	\$ 10,050.44		
<u>Total Cash in Bank</u>	<u>\$ 31,748.98</u>		
Special Assessment Access Control	\$ 5,940.00		
Reserve Account	\$ 20,000.00		
Surplus	\$ 5,808.98	\$ (3,470.48)	**2010 present surplus)
<u>Total Cash in Bank</u>	<u>\$ 31,748.98</u>		
*Special Assessment Access Control	\$ 10,250.00		
Collected	\$ 5,940.00		
<u>Balance</u>	<u>\$ 4,310.00</u>		
**50% Down Paymnet for Access Control	\$ 12,143.05		
2010 budget owed	\$ 12,143.05		
minus Special assessment collected	\$ 5,940.00		
<u>2010 budget owed</u>	<u>\$ 6,203.05</u>		
<u>2010 Budget surplus</u>	<u>\$ (3,470.48)</u>		
<u>2010 actual surplus</u>	<u>\$ 2,732.57</u>		

Boynton Waters Homeowners Association, Inc.

Income and Spending 1/1/ 2009 to 12/31/2009

Income Categories

Clicker Receipts	\$620.00
Homeowners Dues	66,504.92
Interest, Late Charges. Reimbursements	368.98
 Total Income	 \$67,493.90

Expense Categories

Contribution PBCF & R	\$100.00
Common Area- Seal Coating Streets	10,575.00
Common Area-Pressure Clean Sidewalks	1,450.00
Corporate Filing	61.25
Dues and Fees	125.00
Electricity	5,137.42
Gate Clickers	272.44
Gate, Entrance, & Gatehouse	2,218.70
Insurance	2,536.74
Lake Maintenance	9,355.00
Landscape Maintenance	24,639.80
Landscape- New Trees, Bushes, and Flowers	18,119.50
Legal Expenses	1,535.55
Miscellaneous	190.00
Office Supplies	229.75
Post Office	357.80
Stickers for Homeowner's Cars	421.58
Taxes	159.32
Telephone	1,397.63
Website	166.80
Welcome Committee	17.05
 Total Expenses	 \$ 79,066.33

Net of Income and Expenses \$11,572.43

Cash In Bank 12/31/2009 \$57,752.64

Negative Cash Flow 2009 - 11,572.43

Grand Total \$46,180.21

Cash in Bank 12/31/2009 \$46,180.21

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 16th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the December 19th, 2009 Board of Directors Meeting were previously made available to the board.

Kip motioned to approve the minutes, Larry B. seconded, all in favor.

Treasurers Report – Bill reported

- As of 01/14/2010, the Association has a total of \$54,765.21
- To date, 45 1st quarter dues have been collected and processed with 23 additional dues remaining to be processed.
- The following bills were submitted for payment –
 - \$50.00 for office supplies – reimbursement to Bill Dardick - Kip motioned to pay, Maura seconded, all in favor.
 - \$23.50 attorney fees – Phil motioned to pay, Larry B. seconded, all in favor.
- Phil presented the Income and Spending Report for 1/1/2009 to 12/31/2009.
- Phil presented the Estimated Budget for 2010. Bill motioned to approve the budget, Kip seconded, all in favor.
- Ursula motioned to approve the treasurer's report, Maura seconded, all in favor.

Committee Reports

ARC - Phil reported

- 1 ARC request for paint was submitted and approved by the committee today.

Violations –Chuck and Phil presented.

- Some parking violations have been noted. Chuck will send out a reminder letter to violators.

- Phil will follow up with one homeowner on Aqua Vista regarding a painting violation.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – Phil reported

- Phil sent an email to all regarding sheriff activity in Boynton Waters Friday at 2:30am. The violator was not a burglar as previously reported, but a DUI attempting to escape from the sheriff. The individual was apprehended.
- A reminder – census workers should be properly credentialed. Do not admit them into your home. See email Phil sent for additional details.

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

- A new COBWRA link has replaced the old link.

Landscape and Irrigation - Phil reported.

- The work on the canal to the north is scheduled to be completed by January. April, 2010 at the latest.
- Clint Kirkon who owns Pressure Star, (767-6497) has started pressure cleaning the sidewalks and swales. He also cleans roofs.
- Luis will check the irrigation for the grass common areas between Water Course and Lakeside and Lakeside and Cascade on the south side. Sod replacement may be required.

Lake Maintenance – Phil presented

- Maura is getting complete information on a Broward County Organization that will remove nuisance alligators and not kill them.
- Kip is in the process of securing estimates for a fountain at the front entrance as well as estimates for aeration devices, (including some obtained by Maura), for the canals.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- The clutch for the right exit gate will be replaced on Tuesday. Cost is \$941 plus tax.
- Phil has ordered more gate clickers and requested \$272.42 to cover the cost of the clickers. Bill motioned to pay, Kip seconded, all in favor.

- The installation of additional streetlights on Aqua Vista is under consideration. A homeowner's vote is on the agenda for the March Homeowner's Meeting.

Social Committee - Maura presented

- The Social Committee is working on a March party. More news to follow.

Holiday Decorations Committee

- The multicolored lights will be taken down. White lights will remain for the time being depending on electrical costs.

Old Business - None

New Business -

There will be three vacancies on the Board. Residents interested in running for the March election should submit their names to Phil to be included on the ballot.

Adjournment

Kip motioned to adjourn, Bill seconded, all in favor. The meeting was adjourned at 11:30am.

Next Meeting

- The Feb. meeting will be on Sat. Feb. 13th, at 10am also in the small room.
- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, February 13th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the January 16th, 2010 Board of Directors Meeting were previously made available to the board.

Larry B. motioned to approve the minutes, Larry L. seconded, all in favor.

Treasurers Report – Bill reported

- As of 02/10/2010, the Association has a total of \$52,731.76
- 1st quarter dues for 13 homeowners remain outstanding.
- Bill recommended moving \$10,000 to the interest bearing account. Kip motioned to approve, Larry L seconded, all in favor.
- Phil recommended the new Board move the interest bearing account to a financial institution that offers a higher interest rate. This will require some investigative work on the part of the new Board.
- Total 2009 Income Tax bill came to \$32.99 plus tax preparation fees.
- The following bills were submitted for payment –
 - \$309.23 for foreclosure attorney fees – Phil motioned to pay, Bill seconded, all in favor.
 - \$95 for 5-year Internet domain charge – Bill motioned to pay, Larry L seconded, all in favor.
- Phil will email the Estimated 2010 Budget and the absentee ballots for the March Board Election. Homeowners who do not have email access will be mailed a copy.
- Kip motioned to approve the treasurer's report, Larry B. seconded, all in favor.

Committee Reports

ARC - nothing to report

Violations –Chuck presented.

- Chuck sent two violation letters.
- Additional parking violations are being investigated.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – nothing to report

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

Landscape and Irrigation - Phil reported.

- After reviewing Luis' recommendations, Phil suggested Luis add additional sprinkler heads for the common area on the south side of Aqua Vista between Watercourse Way and Lakeside Lane – cost approx. \$250. Kip motioned to approve, Ursula seconded, all in favor.
- Additional sprinkler heads will also be added for the common area on Aqua Vista – south side, between Lakeside Lane and Cascade Court pending new estimate by Luis. (Homeowner has made some sprinkler improvements since the last estimate).
- Purple queens will be added at the entrance to replace the ones that died. The planting will be postponed until spring due to the cold temperatures and watering restrictions.

Lake Maintenance – Phil and Kip presented

- Maura will provide all with the phone number for the organization that will remove nuisance alligators and not kill them.
- Kip shared and distributed information on aerators. Initial estimates come in around \$5800 per side (both sides of entrance are under consideration), plus electrical work, tax, etc. The Board voted to present this information at the March Homeowners Meeting for a homeowner vote. Five Board members voted for, 2 against. An aerator expert will be available at the meeting to answer questions.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- Gate repairs came to \$1081.

- The Board approved the installation of two additional streetlights. FPL will install them at no charge; the association must pay for trenching of the electrical lines at less than \$10 per foot so our cost will be negligible. They will be installed on the north side of Aqua Vista at the following locations:
 - between Watercourse Way and Lakeside Lane
 - between Lakeside Lane and Cascade Court.

Maura motioned to approve, Larry L. seconded, all in favor,

Social Committee - Maura presented

- The Social Committee is working on an April party. Possible entertainment for the children are pony rides, or an exotic petting zoo.

Holiday Decorations Committee

- The white lights will be taken down. Maura suggested replacing the white lights with rope lights next year.

Old Business - None

New Business -

There will be three vacancies on the Board. The following residents have submitted their names to be included on the ballot.

Mark Halmo
Mike Hanson
Bobbi Malkin
Chuck Mucciolo
Rob Uhrie

Adjournment

Kip motioned to adjourn, Larry B. seconded, all in favor. The meeting was adjourned at 11:15am.

Next Meeting

- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!
- The April meeting will be Sat. April 10 in the small room.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday March 6, 2010 – 11:30 am
Palm Beach County Library – West Boynton Branch

Election of new members took place in the first part of the meeting –see minutes from that meeting

Continuation of HOA meeting with new members; the following board members were present:

Larry Lofaro
Larry Berdoll
Maura Slaughter
Mark Halmo
Robert Uhrie
Charles Mucciolo

Phil Kline (outgoing president) gave general direction and information to the new board members. There was a general discussion among the board members to determine the strengths and abilities of each member for the various tasks required. The new board members made nominations as follows:

President – motion by Larry Berdoll for Larry Lofaro seconded by Maura Slaughter, all in favor
Vice-president – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor
Secretary – motion by Mark Halmo for Charles Mucciolo seconded by Maura Slaughter, all in favor
Treasurer – motion by Larry Lofaro for Robert Uhrie seconded by Charles Mucciolo, all in favor
Communications Director – motion by Larry Lofaro for Maura Slaughter seconded by Robert Uhrie, all in favor
Assistant Treasurer – motion by Mark Halmo for Bill Dardick seconded by Maura Slaughter, all in favor
Third Alternate to COBWRA – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor

Larry Lofaro made a motion to have the next board meeting on April 14th at 6:30 pm at the library, seconded by Robert Uhrie, all in favor.

Motion to adjourn by Mark Halmo, seconded by Robert Uhrie, all in favor.

Boynton Waters Homeowners Association Inc.
Home Owner's Meeting
Saturday, March 6th 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch - Jog Road

The following board members were present:

Larry Berdoll
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil verified we have a quorum of homeowners. 42 homeowners provided absentee ballots or were present at the meeting.

Minutes of Last Meeting –

Phil entertained a motion to approve the minutes of the March 14th, 2009 Annual Homeowner's Meeting, Larry Berdoll motioned to approve, Larry Lofaro seconded, all were in favor.

Treasurers Report – Bill reported

- As of 3/2/2010, the Association has a total of \$54,675.53 in the bank.
- With the exception of two homes in foreclosure, all 1st quarter dues have been paid.
- Larry Berdoll motioned to accept the treasurer's report, Maura seconded, all were in favor.
- 2010 Budget Proposal - Phil referred homeowners to copies of the Boynton Waters Homeowners Association, Inc. Income and Expenses – 2009 as well as the Estimated Budget for 2010 report. Soft copies had been made available via email. The floor was opened for questions and concerns.
- The 2010 Budget Proposal does not include the proposed water improvements for the Watercourse lake aeration on the north and south sides of the entrance.
- A homeowner suggested adding both the Income and Expense Report and the proposed 2010 Budget to the documents on our website.
- Phil entertained a motion to approve the 2010 Proposed Budget, Eric Malkin motioned to approve, Mark Halmo seconded, all in favor.

Election

Four homeowners volunteered for tallying the votes: Lynn Berdoll, Linda DelPopolo, Ros Kline, and Jim Lockyer.

Nominees were given the opportunity to make speeches.

- The election results are as follows with top 3 elected:

Mark Halmo	37
Chuck Mucciolo	37
Rob Uhrie	36
Mike Hansen	19
Bobbi Malkin	8

Committee Reports

ARC – Linda presented

- Several requests for improvements were submitted. All were approved.

Violations – Chuck presented

- 30 letters were sent out to homeowners.

Fine Enforcement – Nothing to report

Welcome – Lynn Berdoll reported

- 2 homeowners are scheduled to be welcomed either this coming Friday or Saturday.

Neighborhood Crime Watch – Larry Lofaro – nothing to report

Website – Bill Dardick reported

- A homeowner suggested an interactive website. Eric Malkin will investigate as COBWRA recently added this feature to their website.
- Bill will add the 2009 Income and Expense Report and the proposed 2010 Budget to the documents available on our website.

Landscape and Irrigation

- Frigid temperatures have taken a toll on the Boynton Water's entrance landscaping. Replanting will be turned over to the new Board.
- Luis has completed the addition of sprinkler heads to cover the common areas on Aqua Vista. Sod replacement will be turned over to the new Board.
- Homeowners are reminded NOT to fertilize.

Lake Maintenance – Phil presented

- Todd Barhydt from Aquatic Systems provided an explanation of improvements that can be expected from an aeration system installation. Todd also answered questions.
- Eric Malkin motioned to grant the Board the authority to spend a maximum of \$10,000 (including maintenance) for a two year experiment for lake improvements realized using aeration systems on Watercourse – north and south side of the entrance. Mark Halmo seconded. By show of hands – 16 homeowner's approved, 7 nays. The motion is approved.

Gates and Security – Phil reported.

- Two additional streetlights will be installed. Both on lights will be on Aqua Vista; one between Watercourse Way and Lakeside Lane, and the second between Lakeside Lane and Cascade Court.

Social – Maura reported.

- The annual picnic will be Saturday, April 24th (rain date will be April 25th)
- The current plan for children’s entertainment is to hire a petting zoo. The cost is \$240.
- Cost for attendance is under discussion depending on Board contributions.

Holiday Decorations – nothing reported.

COBWRA –Eric Malkin reported.

- [www. Boyntonwaters.org](http://www.Boyntonwaters.org) has a link to the COBWRA site
- Phil Kline will be the second alternate for COBWRA

Old Business - None

New Business - None

Phil, Bill and Ursula were thanked for their service to the Association.

Adjournment –

Bill motioned to adjourn, Larry Berdoll seconded, all in favor. The meeting was adjourned at 11:45 am.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10,000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Motion made by Maura Slaughter to cancel our contract with Lake Doctor and contract with Aquatic Systems for our lake maintenance. Seconded by Mark Halmo. All in favor.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse. Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

A motion was made by Larry Berdoll to adjourn the meeting. Seconded by Robert Uhrle. All in favor.

End of tape

Transcribed by Chuck Mucciolo with additions made by Larry Lofaro

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, April 14, 2010
Meeting Location – Library - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

The meeting began at approximately 6:15 pm.

Call to order, every board member is present.

Approval of minutes from last meeting; no changes.

Motion to approve by Mark Halmo, second by Maura Slaughter, all in favor, passed unanimously.

Treasurers report:

Regular account has \$28,987.44, interest account has \$21,640.60, for a total on hand of 50,628.04

Expenses greater than income of \$3,125.42 however we have 2 non-recurring expenses \$4,220 for aerators, we have \$389.15 spent on aquatic plants and insurance \$2,639.13; we are positive less the non-recurring expense.

One payment was made to Plastridge insurance and one to Philadelphia Insurance.

To date 54 people have paid dues.

No comments or questions.

Motion to approve by Larry Berdoll, second by Larry Lofaro, all in favor, passed unanimously.

Architectural review:

No quorum present; no submittals made

Violations committee:

Reviewed community over a month ago and then reviewed those violations this past weekend.

Several have not been corrected; those go to the board now who would normally send a 14 day letter however the board can send a warning letter giving another 30 days and then the 14 day letter would come later in order to levy a fine. To levy a fine you must give the opportunity to be heard by the board.

Larry Lofaro suggested sending a letter to the violators by the board giving another 30 days.

Outstanding issue is Estelella – not responding to numerous letters – a 14 day letter needs to be sent.

Chuck will review the outstanding violations with Larry Lofaro.

Most are minor violations but need to be followed up by the board.

Maura and Chuck are stepping down from committee.

Remaining members of committee were to speak with homeowners to solicit members.

Teny's name was brought up as a possible member as was Florin Tudor's.

Chuck will assist the new members/chairperson in transition.

All letters have been saved as electronic files.

Fine enforcement:

No body being fined at this time.

Welcome committee:

Larry Berdoll speaking for Lynn Berdoll said that the committee has met with only one new homeowner and they have not yet set up a meeting with them.

Does welcome committee present and review rules.

Understanding that they do not do anything but welcome.

General discussion that it would be good for the welcoming committee to review some of the more important bylaws and covenants.

We need to give direction to committee to review the rules of the community.

Will need to revisit this issue at a later date to give direction.

Crime watch:

Phil handed out information showing that the suit with Watcharinkarn was settled and copy of booking blotter for 9399 Aqua Vista arrest was provided.

Website:

Bill Dardick -Nothing to report. Reminded us that we are owed \$95 for website registry and to let him know if it is not received in short order.

Landscape and Irrigation:

Phil was landscape and irrigation but no longer on board.

Suggested that Chuck deal with these issues.

Chuck said that Rick Fernandez was willing to help out and work closely in communicating with Luis.

Luis was to check irrigation but got delayed due to fertilization schedule.

Don't know where he is at with irrigation.

Chuck will follow up with Fernandez and work with Kip to develop schedule and other issues.

One person, Fernandez, will be the point man for Luis so as to avoid confusion.

Kip reminded us that the palm tree at the corner is interfering with the street light.

We have a contract with Luis that is not dated and the basis for most work is that we must ask Luis to do certain things.

Phil said Luis does the front hedge every 60 days without being told.

Luis just recently sprayed for silver dollar weed.

Chuck and Rick to discuss with Luis the second spray schedule for silver dollar weed.

Phil said that Luis was told not to fertilize.

Weed control was done as part of silver dollar control.

Non phosphate fertilizer was discussed as an option for homeowners. Communications director will put out a note to homeowners regarding this type of fertilizer and that it will help the lake efforts.

No questions or comments.

Lake maintenance:

Mark Halmo reported – all is on track for installation to start very shortly – maintenance to start on the 19th.

Suggestion that letter be sent to homeowners regarding dog feces going into lake as it will contribute to problems with lake.

Aerators and electric, Kip reporting – has compiled various costs and options for installation of light poles and the possibility of using the open trenches to install conduit for future wiring of possible future aerators. There are limited opportunities to tie into transformers or power locations for reasonable price.

In general the cost to install the extra conduit would be approximately an additional \$400. Kip needs to get more accurate numbers for the board to vote on.

Discussion – going to monitor water quality before and after aerators to determine their effectiveness in 9 or 12 months so the board can vote on whether or not to add aerators in additional lake areas. We need to understand the price difference between only the installation of street lights (3) and the street lights plus the conduit. Kip will finalize the bids and costs and report back at next meeting. Kip mentioned later in the meeting that he is suggesting a straight route for running the pipe so as to avoid other utilities. In future to avoid other utilities we may have to tap into other transformers and run conduit between two homes down to lake bank.

Question as to whether or not there will be an electrical box at the back of someone's backyard and if so we need to make those homeowners aware of it to avoid problems.

Gates and Security:

The gate maintenance service has been out several times in recent weeks to replace corroding wires. Historically we spend approximately about \$5,000 a year on gate repairs. We have two proposals - both for approximately \$1,050 for each of the entry gates only – totaling approximately \$2,100; basically a rebuild of the existing units with a one year parts and labor warranty. Kip suggested that exit gate needs immediate attention and that entry gates can wait; contractor developing a proposal. Larry Lofaro suggested tabling the overhauling of the entry gates and concentrate on the exit gates when the proposal comes in.

Special projects:

Talked about extra street lights – a 3rd light was proposed and all considered to be a good idea.

Guardhouse:

Mike Hansen not present – discussion about what the proposed \$300 he suggested we need for improvements. Bob Uhrie to speak with Mike about ultimate costs and determine what is needed. Extent of repairs is clean and repaint walls, clean floor with acid, tile floor with dark grout, replace falling wall mounted sink with new sink and vanity. Mike was going to contribute a desk. We will need a lamp and chair possibly to be donated. Spriggs going to donate two keyless locks. Previously discussed an approval of \$250 but now estimate is higher. Motion by Bob Uhrie to appropriate \$500 for general repairs to guardhouse, seconded by Kip, all in favor, passed unanimously.

Turn-around at guardhouse:

Thought that might be a problem getting approval by county for stacking distance. Not sure what permits might be needed to cut curb if at all. Understanding that pavers would not need a permit but that cutting the curb might. Need to discuss with county what can be done with or without a permit.

Bob Uhrie had to leave at this point.

It was discussed that we should simply begin the investigation of this issue and the related costs. Chuck will work with Larry Berdoll in meeting with the county. Could ask a general question to the county without mentioning the community name. T & P pavers were suggested as a source for information.

Mark Halmo – suggested establishing a number to maintain in reserves since we are proposing/discussing a number of improvements to the community and do not want to leave it with less than adequate reserves. Larry Lofaro reiterated that we are just in the discussion phase of many improvements and we need to understand the big picture and all the costs before we can vote on many of them.

Social committee:

Maura reporting – block party is April 25th. Suggested Macarthur wildlife parties for \$350 to serve both the children and adults entertainment. We now have about 17 children and 70 adults. Motion by Larry Lofaro to appropriate \$350 for contribution to block party, seconded by Mark Halmo, all in favor, approved unanimously. Maura has already paid \$150; will be reimbursed by HOA. Rain date is Sunday.

Bylaws:

Bobbie Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed. Laws appear to be problematic for HOA's but have not been settled on yet. General discussion regarding legal info sent about subordination to first lien holder being a problem for HOA's to collect assessments. Phil suggested that our documents are about as restrictive as we can get and that it is favorable to the association. Phil pointed out that a change to bylaws will require 75% of homeowner buy-in.

COBWRA:

Eric Malkin not present; no report

Old business: none

New business:

Chuck presented two invoices for reimbursement; one for the guardhouse DVR cabinet and one for the digital voice recorder being used at the meeting. Both for approximately \$48 each. Larry Berdoll motioned for approval of reimbursement, seconded by Maura, all in favor, passed unanimously.

Next meeting dates: May 15, 10am & June 10, 6:30pm

Motion to adjourn by Mark Halmo, seconded by Larry Berdoll, all in favor.

Meeting adjourned at approximately 8:00 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, May 15, 2010
Meeting Location – Library – 10:00 am

Call to order.

The meeting began at 10 am.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

Motion to approve minutes of the last meeting by Larry Lofaro, seconded by Charles Mucciolo, all in favor, passed unanimously.

Treasurers report (Robert Uhrie):

- Operating account has \$28,207.54
- Interest bearing account has \$21,654.83
- To date 23 homeowners have not paid and he will call them.
- Received correspondence from attorneys, want to know if they charge for every letter, answer from Phil was yes however the letter in question was general information and will not be charged to us.
- Bills to be paid:
 - At&t - \$106 for one month – inquired to Phil if amount was correct; it was consistent with prior bills
 - Cobwra dues – no amount mentioned
 - Coconut Palm Lawn service \$1500 – consistent with or less than budget
 - FPL – three separate accounts – no amounts mentioned
 - Reimbursement to Kip Bandrup for \$82 for gate repairs
 - Reimbursement to Kip Bandrup for \$7.96 for aeration electrical services
 - Reimbursement to Fred (?) Calloway, a homeowner, for \$300 for 6 months lake cleaning
 - Two invoices from Specialized – not sure about validity – want to speak with Mark Halmo to verify prior to sending out checks

General discussion regarding gate expenses and need to get a good handle on costs to date, projected costs and current warrantees.

Motion made by Robert Uhrie to schedule special meeting to discuss gate issues; because many board members will be on vacation over next few weeks it was determined that a meeting was not necessary but clarification of charges with Kip Bandrup and Mark Halmo would need to take place. Agreement that the bill must be paid however we need to understand exactly what is it for to determine future budgets.

Questions regarding lake aeration and plants – will more charges come in? Regarding budget: spending \$4800 +/- on aeration system. Larry Lofaro suggested that \$500 more be budgeted for additional minor expenses relating to same.

Gate has cost us about \$4,345.00 before the \$3,215 invoice; budget is \$2000, we are \$5500 over budget.

With hurricane season coming up and street light costs we should get a handle on budget.

Larry Lofaro inquired as to the required emergency fund amount. Opinion from two former presidents was that \$2,000 should be set aside for hurricane expenses since we no longer have the large ficus trees.

Larry Lofaro also asked about reserves. Robert Uhrie mentioned that we had some unusual expenses for irrigation repairs, the block party, etc. We should revisit the budget mid year to get a handle on how to go forward for present and future projects as well as unexpected expenses.

Charles Mucciolo made the statement that reserve monies are monies of the homeowners and should therefore be used for the community and not just sit there. We have a pretty good handle on what our expenses are and how much do we keep as some 'earmarked' amount that is reasonable for potential catastrophes.

Eric Malkin, based on his experience with other associations, suggested that we keep \$20,000 earmarked for unexpected major expenses such as guardhouse repairs, roadway repairs etc. Also mentioned that we could be assessed for Lakeside Blvd. across Jog as part of the master association set up by Kennely.

All members agreed that earmarking \$20,000 for unexpected expenses.

Larry Lofaro asked that we show a line item amount for internal roadway future expenses for resealing; \$10,000 approximately in about 5 years.

Gates: motors and boards will need to be replaced about every 2 years. Electronics for the entry side are all new as of a year ago; the exit side was just redone with same. Need to speak with Mark Halmo and Kip Bandrup to get a better understanding of gate issues. We also have issues with the card reader.

Larry Lofaro made a motion to approve the treasurer's report, seconded by Maura, all in favor, approved unanimously.

Question regarding the cost of trimming palms for \$1450. General discussion regarding status of palm trimming. Charles Mucciolo stated that Coconut Palm is putting together numbers for treating the palms or removing and replacing them.

Bill Dardick and Robert Uhrie discussed the accounting program which is no longer produced and Robert Uhrie wants to purchase Quickbooks but did not have the cost available for this meeting.

Architectural review:

Nothing pending no members present.

Violations committee:

- Charles Mucciolo stated that he had been in contact with members asking them to bring forward names of potential new members and a chairperson but to date nothing has been done.
- Board may recommend members. Maura nominated Florin Tudor, Eric Malkin, Teny, the Spriggs, Michele Halmo, Ursula to be members of the committee, seconded by Larry Lofaro, all in favor, approved unanimously.
- Eric Malkin to contact them and set a meeting at his house to then establish a chairperson.
- Letters sent to homeowners from the Board regarding violations will come due in about 30 days at which time we will need to review the status of the violations and determine if further action will be taken.
- We gave them an additional 30 days as a grace period then we would do a 14 day letter.
- Maura Slaughter said we need to address Peter Saba's residence as it is falling into disrepair and will soon affect the surrounding values. No letter has been sent. We have to go on record regarding the violations. Is the Board willing to take on the expenses of covering the pool and maintaining the lawn? Maura Slaughter is going to look into the pool and driveway situation and remedies through code enforcement and advise the board as to what actions we might take. Larry Lofaro said we should send the 14 day letter but it was

determined we will need to see what the prior letters have stated and whether or not we can do the 14 day letter. After the 14 day letter we can then levy a fine of up to \$1,000 based on \$100 per day for 10 days.

- 9399 Aqua Vista Blvd. – renters are not paying rent and the home still has violations and there may be illegal additional renters. Charles Mucciolo elected not to call code enforcement for additional renters however did not because there was no tangible evidence that additional renters were living there. It is really not a Board issue it is a tenant-landlord issue except for any violations not addressed. Some violations have not been addressed to date. Part of the problem is that we have an out of town owner who appears to have certain financial limitations and therefore putting pressure on the owner right now for the violations may not help the situation.
- It was also discussed that there are several non residents associated with 9399 who gain access to the community via access cards or clickers so it is evident that the tenants are passing out access devices to who knows who and potentially jeopardizing the security of the community.
- Card reader has not currently been setup to individualize the access for lockout purposes. Some general discussion to change the system to enable lockouts even if it means having to reissue cards.

Fine enforcement:

- Robert Uhrie asked if we have the ability to fine for late associations payments because some number a late. Phil suggested a phone call and the waiving of late fee if the payment is received within a day or two.
- 23 payments are late as of this date.
- Robert Uhrie is looking for guidance on how to entice on time payments.
- Larry Lofaro made a motion that the Treasurer to use his discretion in applying late fees, seconded by Charles Mucciolo, all in favor, passed unanimously.
- Larry Lofaro made the point that we should not have selective enforcement and the board needs to establish a policy.
- Larry Lofaro made an alternate motion that when 30 days has elapsed from the time a payment is due, the treasurer shall contact via telephone the homeowner giving them an additional 5 days to make the payment after which time a late charge of \$25 has not been received at that time, seconded by Charles Mucciolo, all in favor, passed unanimously. Further discussion that there will be no extenuating circumstances.

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick – not present – no report

Landscape and Irrigation:

Charles Mucciolo reported:

- Luis gave a price of \$200 to repair irrigation.
- Luis gave a price of \$200 for the second treatment of dollar weed.
- Luis gave a price of \$230 per month for regular trimming of the Aqua Vista palm trees however Charles Mucciolo suggested that we should wait on this item until we get a handle on the budget.
- Luis gave a price of \$1450 every 6 months for the trimming of the 58 +/- palms at the front and sides but again Charles Mucciolo suggested waiting on this until we get a handle on the budget and landscape costs.
- Luis was asked to give a price on the repair of sod along Aqua Vista but has not yet done so.
- Charles Mucciolo made a motion to approve the expenditure of \$200 for the second dollar weed treatment and \$200 for the irrigation repairs, seconded by Maura Slaughter, all in favor, approved unanimously.

- Luis does things on a regular basis but is not proactive so it would be in our best interest to get a schedule from another contractor and then get prices from Luis to see where he is in comparison to Sunflower Landscape and perhaps a third bidder.
- PestSmart (Rocky) contacted Phil regarding a second treatment for white fly who suggested that much of the damage of the front ficus may be from sprinklers being on during the freezes or severe cold because he noticed they were on during those times. Ficus is susceptible to the pressure of the rotor irrigation spray. This assessment of the ficus damage was confirmed by Doug Fash of Sunflower who walked the property in preparation for a proposal. This repair of the ficus is something that should be a line item for future repair.
- Doug Fash at Sunflower also said: too much dollar weed which he felt should not need be treated with a herbicide because it is caused by too much water. Adjusting down the irrigation times should help the dollar weed problem. He also commented that the common area looks worse than the individual home sites which is opposite of what he normally sees.
- Sunflower is working on a schedule of tasks and costs.
- Robert Uhrie asked that Sunflower provide a cost for the individual homeowners if they get the job.

Lake maintenance:

Equipment on order should be here this week.

Unknown as to when the plants are going in – should be shortly after the aerators go in.

Gates and Security:

Discussed earlier.

Special projects:

Street Lights –

- Robert Uhrie would like to get a better handle on the costs before going forward
- We have enough in our funds to do the work
- The homeowners have voted for the lights and we are obligated to go forward
- Reiterated that we need a better understanding of the cost and timing
- Decided to defer until discussion with Kip Bandrup.

Guardhouse:

- Materials have not yet been purchased.
- Not yet sure of Mike Hansen's schedule to make improvements.

Holiday decorations:

- Charles Mucciolo suggested that we not use the rope lights and that they be taken down within a reasonable amount of time to be consistent with what we ask of residents. Suggesting we use a holiday light that can be taken down easily. The up lights we currently have should be the year round lighting for the entry and the holiday lights should be separate and distinct.
- Further discussion to be had on this issue.

Turn-around at guardhouse:

No discussion

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief explanation of what GL Homes wants to do with a land swap allowing them to build in the AgReserve. The county commission will not consider it if COBRWA and the Delray Alliance does not approve it. Eric asked for support or denial of the proposal. Board members had some questions regarding the overall impact and could not come to a consensus.

Old business:

None

New business:

None

Larry Lofaro made a motion to adjourn, seconded by Maura Slaughter, all in favor, approved unanimously. Meeting adjourned at approximately 11:45 am.

Next meeting date: Wednesday, June 9, 6:15pm

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse.

Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, July 17, 2010
Meeting Location – Library – 10am

Call to order.

The meeting began at 10:10 am

There was a very good showing of residents in the audience.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Berdoll moved to approve the minutes of the last meeting, seconded by Mark Halmo, all in favor, passed unanimously.

Board's position is to hold off on posting meeting minutes until the following meeting so they can be approved properly then posted.

Treasurers report:

June 30, 2010 balance of account \$21,683.80

June 30, 2010 checking account balance of \$19,861.38

Thru today 67 homeowners have paid dues.

Notices will go out this week and late fees will be assessed.

It was stated by Larry Lofaro that we have received reimbursement of \$95 for the website, clarified by Treasurer.

Question was asked if late fees could be assessed and Larry Lofaro stated that it is in our declarations; \$25 after 30 days.

Larry Lofaro requested of Maura to contact those who have not paid.

Clarification on what Reserve account is. At previous meeting upon consultation of prior board presidents, it was voted on and approved to establish a reserve account of \$20,000. You can term it reserve or emergency but nonetheless we have set aside \$20,000 in this account. It was not legal up until recently and so we are in compliance with the law. The reserve account is used for emergencies in order for the board to utilize funds from such as hurricane damage and gate repairs that may be over and above budgeted funds. The board can decide to replenish the reserve funds if they are used.

Board is converting accounting to QuickBooks.

Larry Berdoll expressed his opposition to the reserve account. Wants the record to show that it is further complicating things because we already have a savings and checking account and we don't need another

account. Larry Lofaro clarified that we are not setting up a separate bank account but rather it is simply monies within our existing accounts that are earmarked as 'reserve funds'.

Architectural review:

Three approvals all for painting: Rodriguez, Estalella and Lozano.

Violations committee:

Eric Malkin announced that he has offered to serve as chair. First review of new committee takes place tomorrow, Sunday.

Members of the committee are Heidi Somers, Teny Nameth, Cheryl Duckman, Eric Malkin, Lynn Berdoll, Florin Tudor and Ursula Rothe.

Discussion on how to handle damage to the gates. It was unanimously agreed that damage and or forcible entry warrants a service call that should be billed to the homeowner. If not a homeowner then we must conduct an investigation and we may try to work with the homeowner that the worker or visitor is related to. We can pursue through sheriffs department if non cooperation with homeowner.

Fine enforcement:

We were scheduled to have two hearings today. Estalella for painting and miscellaneous repairs however they did apply for and receive approval for painting which should remedy the violations. Zimmer for general cleaning and some painting of house and that work was completed prior to this meeting so the violations have been corrected.

Fine enforcement not present. It is believed that Tom Gallo, Sonja Alvarez and Mrs.Uhrie are members of the committee. Committee is more of an appeal board and is obliged to have a hearing and determine if the board's actions in imposing the fine are warranted. Board may attend the hearing and plead their case. Board members and violations committee members cannot be members of the fine enforcement.

Bobbie Malkin offered to be on fine enforcement.

Welcome committee:

Nothing to report – one new homeowner who has recently closed – their name will be passed on to the committee by Maura Slaughter.

Crime watch:

Phil Kline stated that he did not get many responses to his query for assistance or assets.

We need to post the names of the various block 'captains' on the website.

We should have a meeting of the various block captains.

Library is local area command center for emergencies.

Phil attended safety and security meeting and received information on Devcon who provides a complete access control solution and he will pass that information on to the board. Phil gave a brief overview of the various systems available and brought up some situations we should consider when selecting a new system.

Maura Slaughter made mention of the state inspector who was present in the community last week regarding 9399 Aqua Vista. These renters should be out by the end of the month.

Website:

Website is up and running with no problems.

Bill Dardick acknowledged receipt of mailing list from Maura Slaughter.

Requested that minutes in draft form be posted as soon as available – no objections from board.

Board announced that some regular newsletter will be produced in the near future.

Landscape and Irrigation:

Board stated that irrigation must be up and running properly before we can go forward with any landscape improvements.

Aqua Pro Irrigation has evaluated the system, identified a problem with the pump and replaced the bearing. They also cleaned the intake screen and determined that the pipe was undersized and did replace it last week. They will be performing some work on zone 1 which is showing problems with respect to dead grass and undersized trees. They will also be evaluating the median because of the poor performance of the purple queen. The weeds are too far out of control to apply fertilizer in an effort to salvage the purple queen. Another contractor (horticulturist) determined that the purple queen has a fungus and is too far gone. Some recommendations have been made with respect to watering and plant replacement which will be pursued further by Chuck before any action takes place.

Landscape contract – the board is looking at several landscape contractors with the intent of trying to secure one contractor who will be proactive and be able to handle a multitude of aspects relating to same.

Mark Halmo made a motion to table the selection of a contractor until the next meeting, seconded by Rob Uhrie.

Lake maintenance:

Mark Halmo stated that the first phase of aerators has been in for about a month and that he has been monitoring the progress and things are looking better with respect to clarity of water and presence of fish in those areas.

We need to consider going forward with the rest of the lake based on these good results.

Littoral plants are scheduled to be installed at the end of August.

Mark Halmo asked to be contacted if anything such as leaks from trucks are seen so that he can act on it and prevent those chemicals from going into the lake.

Mark explained a little more about how the aerators work to help the lakes.

Suggestion that website be noted to state that no lawn or landscape cuttings be put in the lake.

Suggestion that we not feed ducks because of the feces created in the community and that they attract alligators.

Question raised about when next evaluation of lake statistics would be taken – December was response.

Some other areas around the lake were noted to be good locations for more littoral plantings and that they should be considered for future.

Some question from the audience regarding timing of lake testing; Mark Halmo said he would address in specifics after the meeting.

We will test the lake in both December and June.

Gates and Security:

Larry Berdoll – gate was broken several weeks ago and a service call was ordered and completed.

Robert Uhrie stated that he received an informal quote was received from Stanley Corporation for approximately \$13,000 for all four gates which was considerably less than prior estimates; this will be pursued for further details.

Gate that was hit by car was working intermittently should have been under warranty for malfunction prior to being hit; Mark Halmo will look into whether or not a service call was ever done prior to the car hitting the gate (June 6).

Special projects:

General discussion regarding future projects anticipated due to ever increasing maintenance expenditures for things such as gates and access control. Things such as additional street lights may need to be postponed so as to not burden our budget while we have higher priority issues such as security.

Issues being considered and evaluated for priority are access control, gate repairs, street lights, landscape maintenance, guardhouse improvements, etc.

General discussion about various options available for access control and how to handle different situations such as visitors.

Guardhouse:

Discussed under 'special projects'.

Holiday decorations:

Thanks to Larry Berdoll for installing the flags on July 4th.

Turn-around at guardhouse:

Determined to be too costly and unknown if required to have Sheriff's department to utilize guardhouse.

Social committee:

No report

Bylaws:

Bobbie Malkin stated she was working on by herself; Chuck Mucciolo volunteered to assist.

When we revise the declarations it will require legal counsel. We can modify the bylaws with no real issues however declarations will be costly and require majority vote of community.

COBWRA:

Eric Malkin reported. Next meeting in August at Valencia Pointe @9:30 am regarding the primary elections.

Valencia Pointe has just installed transponder entry system if you wish to see it. It would be good if more people from our community attended the next meeting. COBWRA information is available through a link on our website.

Due to high traffic standards imposed we will not be able to get a traffic light at the community entry.

Old business:

None

New business:

Mark Halmo suggested changing name of Violations Committee to something less negative. A name change will cost the community \$800 in legal fees. General discussion regarding negative connotation and purpose of committee.

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor, approved unanimously. Meeting adjourned at approximately 11:25am.

Next meeting date: August 24, 6-8pm at the Library

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, August 25, 2010
Meeting Location – Library – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Phil Kline, Teny Nameth, Sonia and Lori Goetz and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary
Mark Halmo, Special Projects

A quorum is present.

Mark Halmo moved to approve the minutes of the last meeting, seconded by Maura Slaughter, all in favor.

Larry Lofaro made a statement regarding the meetings that have been held at his home with several board members in response to community talk that meetings are being held improperly. He explained that according to our bylaws and the Florida Statutes that board members have the right to meet to discuss administrative issues so long as the majority of board members are not present. He further stated that no voting takes place and that the meetings are necessary to effect progress on the issues at hand. Meetings will continue to be held from time to time in accordance with the statutes and bylaws.

Treasurers report:

As of July 30, 2010 balance of interest bearing account was \$21,698.54.

As of July 30, 2010 balance of checking account was \$23,675.65.

For the third quarter there remain 4 homeowners with unpaid dues.

Attempted to make contact with these homeowners for payment, no response to date.

Board is allowed to charge a late fee of \$25 after 30 days. Discussion regarding ability to charge interest according to bylaws and statutes. Question posed by Larry Lofaro to the board as to whether or not we will charge interest on delinquent accounts. General agreement that we must not be selective in charging late fees or interest.

Charles Mucciolo read from the bylaws stating that the board must charge interest if we elect to impose a late charge.

Larry Lofaro stated that the highest allowed interest rate in the state of Florida is 18% annual compounded monthly.

Larry Lofaro asked the board if they wanted to go forward with charging interest and all present agreed and Mark Halmo reiterated that we can and must according to the bylaws.

General discussion –

- Whether or not we proceed with liens if these fees are not paid and the fact that we will incur attorney's fees to do so.
- That we may want to work with homeowners on a payment plan.
- We are charged with a fiduciary responsibility to collect fees on a timely basis on behalf of the community and should not make exceptions.
- Whether or not we can file a lien without an attorney; felt that we cannot.

- Regarding Smith residence, we are going forward with a lien to collect unpaid dues. \$3,976 owed to us inclusive of attorneys fees. Smith has been notified by us twice regarding the unpaid dues. The attorneys are going forward with the lien and we incur charges whenever the attorney nudges them for payment.
- Regarding Bartell – (too much side talk to understand what the issues are here) some discussion regarding filing for foreclosure for this residence.

Charles Mucciolo made a motion to have Maura Slaughter contact the attorney to determine whether or not it is in our best interest to foreclose on these homes that are so far in arrears, seconded by Mark Halmo, all in favor.

Maura Slaughter asked how to go forward with those four homeowners that are currently delinquent in dues. Larry Lofaro responded that the next dues statement will show a late charge and interest charge. Board agreed to send a letter to all homeowners notifying them that we will be charging late fees and interest going forward and to do this prior to the next statement of dues going out.

Charles Mucciolo stated that a question had come up with regards to making rules and levying fines and that he recently received from our attorney and answer to that question. Copies of the email were handed out to all members present so that they may review it for our next meeting.

Architectural review:

A quorum was not present so the one application was tabled.

Violations committee:

Eric Malkin presented the board with their list of some 30+ homes with violations. The board reviewed and discussed the violations and approved them for letters to be sent out. Discussion regarding Estalella and the fact that 30 days ago they got approval for painting and that they have been in violation for quite some time. The next step is a 14 day letter to be sent by the board regarding the original violations that have not been corrected.

Discussion regarding 9399 Aqua Vista - Charles Mucciolo gave a brief overview of what has taken place over the past few months. The former resident does tailgate to get in the community however until we are able to present to the police and official eviction notice we can not take action against the former tenant as he has the right to access the property until the eviction notice is finalized.

Robert Uhrie made a motion to have the violations committee send out 30 day letters for all of the 33 homes cited, seconded by Mark Halmo and approved.

Larry Lofaro asked that we look into rental applications through our attorney; can we charge fees, etc.

Charles Mucciolo introduced Lori, daughter of Sonia Goetz. Lori is a property manager for numerous communities and has offered her expertise, at no charge, to assist us with the revamping of our bylaws. She is a resident of the community and can be on a committee. Bobbie Malkin has not been able to make a lot of progress due to work and other obligations. Suggested that Bobbie and Lori exchange phone numbers to begin the process.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

No one present

Crime watch:

Phil Kline reported that the security alert and follow-up alert was distributed to all homeowners successfully.

Website:

No one present

Landscape and Irrigation:

Larry Lofaro stated that the board has been looking into alternate landscape maintenance contractors in an effort to find a contractor who will be more proactive than the current one and to keep the community looking better without board members or others needing to bring issues to their attention. Charles Mucciolo presented a spreadsheet showing the proposed services and related costs from four contractors including the present one (Coconut). He explained that the starting point was to list the services in Coconut's agreement and then to have the other contractors provide their schedule of services on a line item basis. Compared were Coconut Palm, Sunflower Landscape, Landscape Dynamics and Harry Maxime. He explained that the lawn cuts were virtually the same while there were differences in the rates of application for pesticide and fertilizer and the number of times we would need to trim palms. One general member challenged the validity of the comparison and said that Coconut would do the job for several thousand less than was presented. It was discussed that the numbers were derived from the current contract and that even if the price was lower, that was not the issue here, and that the issue was the quality of work received from Coconut that drove the investigation of alternate contractors. Discussion regarding the elimination of fertilizer from the contract as we do not see the need to fertilize the grass. Discussion regarding subcontracting of work and Charles Mucciolo stated that most contractors will subcontract things such as pest control and tree trimming. Discussion regarding whether or not Sunflower would mow individual lawns and Charles Mucciolo stated that they may entertain cutting the residential lots but that it would be a different crew because of the equipment used. Mark Halmo commented that he was impressed in meeting with the Sunflower representative. Question about irrigation responsibility; Charles Mucciolo stated that Sunflower would do a monthly wet check and make normal repairs at no charge. Mark Halmo read from Sunflowers proposal the irrigation responsibilities and found them to be quite extensive.

With no other questions from the board Larry Lofaro made a motion for the board to entertain changing from the current landscape contractor and a suggestion of whom they would use.

Mark Halmo stated that while he likes Luis and will continue to use him on his personal residence he cited a lack of expertise for the community and made a motion to select Sunflower, seconded by Maura Slaughter and approved unanimously by the board members present.

Larry Lofaro stated that he had spoken with Larry Berdoll last night and discussed the fact that we were going to try and make a decision on how to go forward with the landscape contractor; Larry Berdoll had stated that until he had a chance to review the comparisons he would vote to stay with Coconut.

Larry Lofaro requested that Maura Slaughter prepare a letter terminating the contract with Coconut Palm Landscaping in accordance with the current agreement and to speak with Luis directly regarding same and to determine a date to cease his work in accordance with his agreement which provides for a 30 day notice to cancel.

Lake maintenance:

Mark Halmo:

- Water is clarifying
- Grass will be maintained up to 2 feet from the water to promote littoral plant growth and to assist in slowing down erosion.
- Littoral plants will go in by the end of the week.

A water sample will be taken in approximately 45 days for comparison to previous readings.

Gates and Security:

Larry Lofaro stated that the entry gates and access control was hit by lightning.

Mark Halmo stated that two circuit boards of the gates were destroyed and will be replaced. We need grounding rods for elements that do not currently have them. The phone access circuit card was destroyed which is why the gates will remain open until fixed. Larry Lofaro asked for an emergency meeting of the board to discuss the options for the access control repairs and stated that we should not throw money at something that is outdated. We have had several gate access contractors' review the system and all concur that the system is beyond its useful life and that to continue to make repairs does not make sense.

General discussion regarding the ability of the board to make certain repairs that may be perceived to be expenses above and beyond the right of the board. Mark Halmo stated that if we have the spare circuit board for the phone access in the guardhouse we should be up and running however, if we do not, then the entire access control needs to be replaced. We have the desire to replace the system with one that is a few notches above the current system. The question also arises as to the status of permits for the existing gate setup. Charles Mucciolo has spent time at the county building department and finds it unclear as to what permits were actually obtained for the gate and access control systems.

An emergency meeting of the board was scheduled for Tuesday, August 31, 2010 at 6pm.

Charles Mucciolo was directed to contact the attorney to determine if the board can make a decision on this issue without homeowner approval.

Phil Kline was asked to send out a brief security notice regarding why the gates are open.

Special projects:

Street lights – general discussion to table the street lights on the basis that the cost approved by the homeowners was \$3000 and the actual cost is closer to \$6000 and because of the immediate needs to address the access control system.

Mark Halmo made a motion to table the street lights, seconded by Robert Uhrig, all present members in favor.

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief overview of recent actions. He also discussed that the property at Jog and Boynton has a condition of approval stating that the center must be built all at once and not piecemeal. A gas station is a part of that approval from 10 years ago.

Old business:

Nothing

New business:

Nothing

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8pm.

Next meeting date (emergency meeting): August 31, 6pm at Larry Lofaro's residence.

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: Masmks
To: llofaro@comcast.net
Subject: Boynton Waters HOA Emergency Meeting RE: Gates
Date: Friday, August 27, 2010 10:16:01 PM

BOYNTON WATERS NEWS

Meeting Wednesday night

Gates and Security- the gate was hit by a surge during the last lightning storm. The access controls are not working, the system was fried. The gates on the south entrance side were also hit. In order for people to gain access to our community (emergency or non-emergency) the keypads need to work. The gates will remain open until the access system and gate is repaired. **There will be an emergency board meeting Tuesday night @ 6pm (place to be determined and will be posted on the gate). The board will review proposals regarding the access control system and gates.** We hope to have this repaired with an updated system, in a timely manner, so we can have a secured community. This is a very time intensive project that the board is spending many hours of their time to find the best affordable system to keep our community secure. If you would like to learn about the systems the board is considering, please come to hear the proposals. Thank you to the board members who have worked so hard and given up so much of their time. Please lock your cars and doors at all times.

Lakes- Our lakes look great this year!! The aerators seem to be working well. The littoral plants were planted today and should also keep our lakes healthy. The lakes will be tested every 3 months throughout this year for chemical content. **PLEASE DO NOT FERTILIZE YOUR LAWNS- THE RUNOFF OF FERTILIZER GOES INTO THE LAKES AND KILLS OUR AQUATIC SYSTEMS. THE EXPERTS SAY WE HAVE ENOUGH FERTILIZER COMING FROM OUR LAKES DURING WATERING.** Thanks to Mark Halmo, Kip and the other members who worked hard on this project.

Homeowners dues- We now have our communities financial system in Quick Books. A big timely project of data entry but it will keep our books organized and easy to monitor. Thanks Larry, Rob and Chuck for doing this for our community. The board has voted to go forward with a \$25 late fee after 30 days delinquency plus 18% interest as outlined in our bylaws. We will be receiving new invoices quarterly due to Quick Books via email. First new invoice will come mid September.

Landscaping- the front landscaping was cleaned up and new flowers added. Lets keep our community looking nice and staying healthy and safe by not throwing cigarette butts in the flowers and mulch.

Please drive around to other communities and you will notice how nice our roads and homes are kept. It takes a lot of work to keep such a nice boutique community as ours! Thanks to all our residents for having pride of ownership in your homes.

Boynton Waters Homeowners Association Inc.
SPECIAL EMERGENCY MEETING REGARDING GATE ACCESS CONTROL
Board of Directors Meeting
Tuesday, August 31, 2010
Meeting Location: 9367 Aqua Vista Blvd. (Lofaro Residence) – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Kip Brandrup, Special projects

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Lofaro introduced Carlos Barrett with Atech of Pompano Beach, as the guest speaker who will explain about gate access systems.

Carlos Barrett spoke about the following:

- He has surveyed our existing system and determined it to be inoperable and out of date.
- His company is a full service company offering the products, installation and service.
- The current system is obsolete and does not offer the current standard of management options.
- The proposed system would consist of a telephone entry system, clickers, key fobs, cards or transponders as we desire.
- He explained the various options available with the newer software most notably the ability to manage the access.
- He offered options for pedestrians to gain access, most importantly, children who are now forced to be in the street when accessing the community because we have no pedestrian gate.
- The option for a car trap consisting of gate arms and dividing the entry into separate resident and guest lanes via the use of slender plastic cones to try and eliminate the piggy backing.
- He offered the evaluation of the current system to determine the extent of the work to be done on a time and materials basis rather than a fixed fee in an effort to save us some money.
- He suggested the use of a key fob as the device that people would have on their key chain in the event they left the community without their car or for children to keep on their person for after school access.

Larry Lofaro asked several questions of Carlos Barrett:

- Are you considered to be an expert in your field? Answer: Yes.
- How long have you been in this field? Answer: 15 years
- Have you evaluated the existing system? Answer: Yes
- How would you describe our existing system? Answer: Obsolete
- Is the system antiquated? Answer: Yes it is.
- Would you recommend spending money to repair the system? Answer: I would not, however I would be able to further evaluate the system and make recommendations but since the system is not currently working and it is antiquated I would not recommend putting any more money into it as there is no guarantees the repairs will last considering the condition of the system as a whole.
- Further discussion regarding the individual components of the gate access control system was had between the Board and Carlos Barrett. The option of including a camera in the phone access keypad so that the resident could have the option of seeing who is at the keypad upon received a modulator from Comcast which should be little or no cost. The current wiring is not up to code and the pedestal is loose in the ground.

Repairing the system, if possible, would still leave it completely obsolete in just a few years due to the changeover from the existing POTS system.

Larry Lofaro opened the discussion up to the general members.

Questions arose regarding:

- Options for those who do not have Comcast with regards to the ability to view a visitor at the gate.
- How much information on each homeowner will need to be stored in the data base; we can limit the info to name and phone number.
- Ability to provide specific times for access; yes the system can do this.
- Cameras for license plate recognition; available at various levels of sophistication. A rough estimate of a basic license plate camera was given as \$800 and would be an option for a later date.
- Can eliminate clickers; by use of transponder which automatically 'reads' your car as it approaches the gate eliminating the need for the driver to do anything manual.
- Necessity for turn-around; an option to be discussed by the board later in the meeting.

This concluded the presentation by Carlos Barrett and the portion of the meeting open to the general members.

Larry Lofaro made a presentation with the following points:

- We have a gate access control system which has been severely damaged by the lightening storm
- We have spoken to Howard Siegel, our current gate serviceman, and he confirmed the damage done to both the gate controllers and the access control system.
- We can take the approach of putting a 'band aid' on the current system for approximately \$1,000.
- Howard Siegel has informed us that taking this approach does not guarantee the full operation of the system due to the poor quality of the original installation and subsequent repairs by others.
- The current system was never equipped with a lightening suppressor system.
- We must provide a lightening suppressor as part of whatever we do.
- All of the consultants we have spoken with have commented that taking a 'band aid' approach would be a waste of money.
- The system is 14 years old with technology that is also that old.
- We have been advised that in 2-3 years the system would be out of date again due to the switch from POTS to a cable based communication system by the telecommunications industry.
- The front gate problems are an example of what we need to avoid; the current Board has already spent this year to date over \$8,500.
- Since 2007 the community has spent \$16,323 on gate repairs. That amount would have been approximately 2/3 of replacing the four gate controllers with a 1 year guarantee; we have no guarantees currently.
- It is likely that we will have to spend additional monies on gate repairs before the year is out.
- The current Board finds itself in somewhat of a gray area with respect to the definition of repairs.
- The Board has an obligation to maintain the gates as operable since we are designated a gated community.
- The Board is obligated to provide safety and security and to work in the best interest of the community with respect to the use of funds.
- We are obligated to maintain, repair, whatever word you want to use, the gate system as a whole.
- We have a clear picture that spending certain monies now will not alleviate us from spending more in the near future if we take a 'band aid' approach.
- Some people in the community are not in favor of spending the additional money while others are in favor of updating the system in an effort to curb the waste of money.
- We get some advantages with a new system with respect to managing the access.
- Our community does in fact experience crime.
- We would like to stop the tailgating of unauthorized visitors.
- In order to achieve a better system we will have to spend more money than just on repairs.
- We may have issues with permits based on the Board's findings while doing our preliminary investigations. Charles Mucciolo has done some of this investigation and will elaborate.

Charles Mucciolo explained that while researching what is on file at the building department it is apparent that even the county is not sure of what has been permitted. It is possible that when a contractor applies for the permits to install any system he will find that other elements of the entry will need to be addressed as the permit runs through the

various departments. It is possible that the county will require a turn around or that we may desire a turn around to accommodate some of the restrictions we want for unauthorized access.

Larry Lofaro stated that several interested parties including homeowners and previous Board Members expressed that we must be prudent in what we do when spending the community's funds. He explained that in an effort to be certain that the Board was within its rights to make the changes to the gate access he contacted Louis Caplan of counsel. He read an email to the Board that he sent to the attorney regarding our current situation with respect to the gate access and the desires of the Board to make certain changes. He also read the response from the attorney which stated that the Board, based on the information we have gained from experts in the field of this type of work and the duty to be fiscally responsible to the homeowners, has the right to authorize work to the access control system which is not simply a repair but a replacement of same for which the community will benefit. The replacement of the equipment is not considered a capital improvement requiring the approval of the general members. Options, such as turn around, barrier gates and pedestrian gate, are considered to be capital improvements and must have the approval of the homeowners. The funding of the maintenance portion of the work is up to the Board and the Board alone.

The second part of the issue involves optional improvements which are considered capital improvements and will be discussed by the Board for a recommendation to the general membership for a vote.

It was further clarified based on discussions with Howard Siegel by several Board members that the repairs are unknown at this time and may involve more than simply repairing the telephone access because of the shoddy condition of the existing system.

Robert Uhrig reminded everyone that we will have to replace the gate controllers at some time in the near future and we must be cognizant of that pending expense.

Larry Lofaro made a motion that we replace the existing telephone keypad with a new one that has a camera, to eliminate the existing card reader and replace it with a key FOB system and to replace the existing clickers with ones that are compatible with the new management software. Maura Slaughter seconded the motion and it passed unanimously.

The board discussed the fact that we must review the proposals we have so far in order to organize the various components proposed into a format that compares everything on an apple to apples basis. Kip Bandrup, Charles Mucciolo and Mark Halmo will be in charge of this review. Once we have this information the Board will be responsible for deciding how to assess the community for these expenses.

General discussion regarding the aforementioned among the Board members to understand the issues we face with regard to possible permit issues, concerns that the original developer did not pull the appropriate permits, the possibility that the county may require a pedestrian gate and/or a turnaround if we are found to not be in compliance with certain codes.

Kip Bandrup gave a brief description of his findings when he visited 27 communities in the area and took notes and measurements as to what those communities employed with regards to access control and gates. Kip Bandrup stated that based on his findings he is in favor of a single arm gate to control tailgating.

Larry Lofaro took an informal poll of the Board members to see who is in favor of adding a pedestrian gate and approximated the cost to be \$5,000. General discussion regarding the pro's and con's of a pedestrian gate.

Charles Mucciolo made a motion that we provide a line item cost for the pedestrian gate along with the other optional elements, seconded by Mark Halmo, all but one member was in favor, the motion passed with a majority vote.

Maura Slaughter stated that her observations indicate that the majority of kids seem to be driven into the community by their parents and do not walk in. Kip Bandrup stated that he spoke to several kids at the entry who indicated that they use clickers to get in the community. Kip Bandrup has also seen kids push open the gates to gain access. There was more general discussion regarding the various types of gates available.

Charles Mucciolo made a motion to present to the general membership line item costs for several options for the pedestrian gate, seconded by Kip Bandrup, all but one member was in favor, the motion passed with a majority vote.

Further discussion regarding the pedestrian gate and the fact that it does relieve us from some liability. Perhaps the members will vote for some option to be done at a later date.

The second option to consider for presentation to the general members is the gate arm for controlling tailgating.

Charles Mucciolo made a presentation of the various components to consider by displaying a scale drawing of the entry along with cutouts representing optional gates, vehicles and the turnaround area needed for a pickup truck and lawn maintenance trailer. A general discussion regarding the positioning of the keypad, turnaround, divider cones, etc. would have on each other and how they would need to be located relating to the existing gates and guardhouse. It was discussed that no matter what access control system we select it will not have an effect on the gate arm or turnaround and vice versa.

There was general discussion regarding the possible liability associated with not installing a turnaround whether or not the county will require it. We also discussed the positioning of divider cones and what effect they might have on both the turnaround and the positioning of the keypad. The visual appeal of the current entry was discussed with regard to the look that a gate arm and cones will create. Kip Bandrup stated that what he saw at the other communities was not appealing and the other members agreed.

The Board concluded that there is not enough information for us at this time to make a clear presentation to the homeowners until we see what the permitting process develops.

Larry Lofaro made a motion that all options in part two (barrier gate, pedestrian gate and turn-around) not be presented to the homeowners at this time because we do not have adequate information, seconded by Mark Halmo, passed unanimously.

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8:30pm.

Larry Lofaro made a motion to have Howard Siegel make temporary repairs to the gate access control if the permitting and installation of the new system were to take more than several weeks, no member seconded, all members were opposed, the motion did not pass.

General discussion regarding who will review proposals; decided that Kip Bandrup, Mark Halmo, Larry Berdoll and Charles Mucciolo will assist.

Larry Lofaro moved to adjourn the meeting, seconded by Larry Berdoll, all in favor, motion passed unanimously.

The meeting was adjourned at ~~8:13pm~~ 8:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

FINAL - APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Teny Nameth moved from Violations to Fines Committee

Fine enforcement:

Bobbi Malkin present - nothing to report

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent *(At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory) ... with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.*

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time. General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT – NOT APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent *(At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory)* ... *with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.*

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time. General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: [Masmks](#)
To: llofaro@goinfoprobe.com; larrylofaro@comcast.com
Subject: Boynton Waters Homeowners Re: Gates
Date: Sunday, September 12, 2010 10:20:59 PM

Dear Boynton Waters Homeowners,

The gates will be closing, if all works well, in the next two weeks. The remotes will work that homeowners have already. The cards will not work since the system was hit with lightning. Instead of cards you can program in 6391 to the access panel and it will open. Please do not give this code to anyone other than a homeowner. This is our temporary resolution so people do not have to buy more remotes. The new system will possibly be installed in the next 2-3 months depending on permits, at which time we will all need new window scanners, remotes or whatever they offer.

Kindly,
BWHOA

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

Landscape and Irrigation:

Sunflower took over last Tuesday. We gave Coconut a letter over a month ago stating that the end date was to be September 30th and Luis was notified verbally by Larry Lofaro. It may cost us a bit more money for Sunflower to bring things up to standard because of the condition it was left.

TOO MANY PEOPLE TALKING FROM THE AUDIENCE AND THE BOARD AT THE SAME TIME!!!!!!!!!!

Mark Halmo discussed his concerns about the trimming of palms that he thought should not have been trimmed.

Maura Slaughter stated that Chuck was disappointed in the condition the community was left by Coconut.

Lake maintenance:

Mark Halmo stated that the lakes are looking good; we lost some littoral plantings as was expected. Mark also stated that some plantings may not have been installed per contract and he will look into it. Maura Slaughter asked when the lakes would next be tested; Mark Halmo stated he would look into it; it should be November. Mark stated that he replaced the filters and that we should include that into the future budget.

Gates and Security:

Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

Maura Slaughter made a motion that we have an emergency board meeting on October 21, 2010 to discuss the access control system and the future budget to finance same, Larry Lofaro seconded the motion, The motion was approved by all present. The meeting will be at Larry Lofaro's house at 7:30.

Larry Lofaro will be preparing a report, along with Robert Uhrig, to demonstrate how we must go forward with the budget in order to prepare for expenses that were not budgeted for in the prior administrations budget. Larry Lofaro stated that what happened in the past was that when the board had special assessments (somewhere in the area of \$92,000) certain improvements were made using those funds when in fact they are maintenance items that had no budget line. When you add those normal maintenance items into the budget it obviously is going to have to increase. Eric Malkin, from the audience, stated that when he was on the board he wanted to include the road seal coating into the budget and was told he did not have to do that.

Maura Slaughter asked whether or not the access control cost will be put in the budget; Mark Halmo stated that the access control committee will be reviewing the proposals and making a recommendation to the board for the vendor. Larry Lofaro stated that we should set aside \$25,000 for access control based on his preliminary review of the proposals.

Eric Malkin presented his information regarding permits. Both the permits have expired for the landscaping and the gates. The landscape permit was denied because nothing was installed when the inspector came out. Eric asked for the board's permission to work with the county to reopen the permits on behalf of the community and get them resolved based on the discussions he has had with various people at the county. Mark Halmo made a motion to allow Eric Malkin to represent Boynton Waters in resolving the open permit issues; Larry Berdoll seconded the motion, all members present were in favor, motion passed unanimously.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter spoke to Linda DelPopolo about a holiday party and will have further discussions. Fiorella's restaurant in Lake Charleston is available for the holiday party. Mark Halmo suggested that we have a future Father's day fishing tournament.

Bylaws:

COBWRA:

Eric Malkin stated that on the 20th there will be a candidate's forum with Alex Sink and Charlie Crist to name a few. Nothing happening with Kennelly's development at the corner because he is locked in to doing the entire development at one time, not the car wash and gas station as he had requested.

Old business:

Larry Berdoll made a motion to maintain Keith Calloway in his present capacity and compensation (\$50 per month) to clean the lakes of trash such as bottles, paper trash and the like, but not coconuts, for life; seconded by Maura Slaughter, all in favor, motion passed unanimously.

New business:

Larry Lofaro stated that he will most likely not be around January through April due to family obligations.

Mark Halmo made a motion to adjourn, seconded by Larry Berdoll, all in favor, motion passed unanimously.

Meeting adjourned at approximately 7pm as determined by time clock of the digital recorder.

Larry Lofaro stated that he must be notified before any work on the premises is done so that he can be kept up to date.

End of tape

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APPROVED BY BOARD AT 11-20-2010 MEETING

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Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

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The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
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A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

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Call to order.

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The following board members were present:

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A quorum is present.

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Larry Lofaro stated that he must be notified before any work on the premises is done so that he can be kept up to date.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT – NOT APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, November 20, 2010
Meeting Location – Library – 10 am

Call to order. The meeting began at 10:10 am

The general members present were Linda DelPopolo, Teny Nameth, Lynn Berdoll, Heidi Sommers, Bob Galvin, David and Mary Peed and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Berdoll made a motion to approve the minutes of the last meeting, Maura Slaughter seconded, all in favor; motion passed unanimously.

Larry Lofaro stated that the bank we use has incorrect records for the signatures on the account and we must make the corrections. Larry Berdoll made a motion to have all of the existing names on the account removed, seconded by Maura Slaughter, all in favor; motion passed unanimously. The current names on the account are: Phil Kline, Eric Malkin, Ursula Rothe, Bill Dardick, Kip Bandrup.

Larry Lofaro made a motion that each member of the current board be made a signature on the account, seconded by Charles Mucciolo, all in favor; motion passed unanimously.

All members not currently on the account need to go to BB&T with a copy of these minutes and applicable ID to get their names put on the account.

Treasurers report:

Checking account at the end of the month had a balance of \$23,554.56, savings account has a balance of \$21,741.98. As of today we have 13 homeowners not having paid dues. There is approximately \$3,000 in the checking account because a check was issued for \$12,000 for the access control. It is now over 30 days from when the dues were required to be received so a late charge must be levied on those homeowners. Statements will be sent out to those who have not paid showing the quarterly dues plus the late charges.

Special President's report;

- economy is having adverse affects on everyone
- problems we are having in the community seem to be coming from those homes that are being rented out due to those economic circumstances
- we have to take actions to protect the community and our investments
- nothing in our current bylaws gives us the right to screen or do background checks on potential renters
- Maura Slaughter has been speaking with our attorney to see what kind of modification to the bylaws we can make regarding this and have it ready for the general membership meeting in March.
- Larry Lofaro has observed over the last 6 or 7 months that there is little community participation and that the community cannot rely solely on the board to get things done. We have committees that are very lackadaisical in

doing there jobs. He requested that when the board meets, at least one member of each committee be present to that there can be discussion and questions relating to each committee. Architectural changes to homes are taking place that have not been approved. We need people to step up and participate. His main concern is that because several board members terms are up in March and because we have a lack of participation he does not know who will have the desire to serve and that may force us to go to a management company.

- He made a request that during the board meetings that the general membership respect that this is a board meeting and ask questions, when allowed, that are pertinent to the topic at hand.

Maura Slaughter gave a brief overview of her current understanding of management companies through her work as a realtor. One company (GRS) quoted her \$10 a month per family to take care of the entire community from a management standpoint. The Board stays in effect and meets on a regular basis with the management company answering to the board. Charles Mucciolo clarified that the reason we would have to consider a management company is directly related to non-participation on the part of homeowners through the various committees. The non-action of certain committees ties the hands of the board to be able to manage the community. He cited the fact that we had much difficulty in getting participants for the fines committee and that if we did not have a fines committee the board would not be able to act on the recommendations of the violations committee thus allowing violations to continue without the ability impose fines as a final measure. The management company would act as all of the committees on the behalf of the board of directors.

Questions from the general membership were addressed. Some concerns that management companies do not always follow through as promised. We would need to have an in-depth interview with several management companies to determine what guarantees they can give us.

Maura Slaughter stated that in speaking with our attorney we have to make a change to our bylaws. There is some question on the part of the attorney as to what our bylaws require with respect to the numbers of votes we need in order to amend the bylaws; he is looking into it further. We want to do a renters and buyers application providing for background checks to include criminal and credit.

Mark Halmo made a motion to have Maura Slaughter continue discussion with the attorneys, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Robert Uhrie made a motion to have Maura Slaughter continue to investigate management companies for a presentation to the general membership meeting in March, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Larry Lofaro asked each member to give a brief synopsis of their duties and time spent in an effort to re-evaluate ourselves.

Maura Slaughter – 20-30 hours a week coordination with attorneys, notices, management companies, phone inquiries about community, estoppels letters, questionnaires, foreclosures, assist treasurer.

Robert Uhrie – 20 hours per week - general bookkeeping

Mark Halmo – 15-17 hours a week – dealing with different contractors, warranty follow up on littoral plantings, gate maintenance, contract review

Charles Mucciolo – meeting minutes, landscape and irrigation coordination, compile data for bidding of landscape and access control, compiled site plan and inventory of entire site, review of irrigation system, minor maintenance work – 10-12 hours a week.

Larry Lofaro – 15-20 hours a week, overseeing all of board issues, changed accounting software, access control review and investigation.

Larry Berdoll – 2-3 hours a week - walks community to review general condition, would like to assist treasurer

Kip Bandrup – had a lengthy list that will be attached to these minutes – his numerous projects and hands-on maintenance of various aspects of the gates and lighting adds up to considerable time volunteered to the community.

Larry Lofaro added up the time and it comes to approximately 110 hours per week for all of the Board members. It was acknowledged that much of this time was due to special projects such as landscape bidding, access control bidding, foreclosures, coordination with attorney, etc.

Special assessment and homeowners dues:

Robert Uhrig has reviewed prior expenses and budget and future expenses and developed a budget taking us into 2016. There are a number of large projects coming up. The access control repairs will deplete our reserve accounts. The gate operators are in need of replacement and we have already spent \$13,000 on these operators and the board does not want to waste money on continuing repairs.

Maura Slaughter stated that several homeowners wanted to know why the access control was being replaced when the gates seem to be functioning. Larry Lofaro stated that the access gates are working only because we put in a temporary control card which does not operate the card reader – the card reader no longer works. A resident only has the option of using the keypad or a clicker. That temporary control card cost us \$1200 and we had to do it or else the gates would be stuck in the open position. The card only provided for open access meaning that it is limited in its functions. We cannot leave the system as is because the card is not warranted beyond December 31 and will not be serviceable after that date – it is a temporary fix.

Robert Uhrig gave a presentation on the new budget:

The budget includes several items that were not accounted for in prior budgets, such as seal coating of the roads. This type of expense was previously taken from the reserve account. There is a contingency of 10% provided for. We will have our reserve account almost back to normal by around June of next year, in time for hurricane season. The increase in grounds keeping is primarily due to the inclusion of road maintenance, street lights, irrigation, pest control, tree trimming above and beyond the base costs for landscape maintenance. The budgets for subsequent years are less as we anticipate less expenditure on gate controllers and the like. Budgets after 2014 will be even less as we will no longer need to replenish our reserve account. The amount we will need to assess to make up the difference between the cost of the access control and the funds available in the reserve is approximately \$10,000 or \$110 per homeowner. Replacing the gate controllers we have the option of special assessing for it now or allowing homeowners to pay for it on top of the quarterly increase in dues.

The board agrees that we should not be spending more money on gate controller motors and budget for the replacements.

According to the proposed budget homeowners fees need to be increased \$10 per month just to run the community and provide for the things we have been doing all along but not previously budgeted for.

The access control repairs require a special assessment of \$10,000 or \$110 per homeowner.

The gate controllers require a special assess of \$22,000 or \$240 per homeowner.

A total special assessment of \$350. We need the \$110 assessment now and the \$240 can be collected over some period of time depending on when we think we will need to replace one or more of the gate controllers.

Charles Mucciolo made mention that he understood that we are mandated by law to rewrite our bylaws every 10 years and that will come due in 2011 and that we should try to budget for that. A rough estimation of that expense was put at \$8-10,000. Because the board was not certain of this and did not want to hold up the needed increases in fees and assessments it was decided that a special assessment for these legal fees would be levied if warranted. Robert Uhrig stated that there is a 10% contingency in the budget which could be used for additional legal fees if necessary. Larry Berdoll reiterated that the amounts budgeted do not need to be used specifically for those line items if costs change or unforeseen expenses occur.

Maura Slaughter expressed her concern about spending money on something that is not broken referring to the special assessment of \$240 for the not yet broken gate controllers. Suggested we see how it goes with the motors for 6 months then reevaluate the special assessment for the controllers.

Maura Slaughter made a motion to increase the quarterly dues from by \$30 from \$180 to \$210 to cover our operating expenses, Mark Halmo seconded, all in favor; motion passed unanimously.

Discussion about how to move forward with special assessments for the separate issues of access control and gate controllers.

Mark Halmo made a motion to assess the homeowners \$110 for the access control repairs, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Kip Bandrup offered to survey the existing gate controllers for evaluation of longevity and to consult our current gate serviceman, Howard Siegel, and to present his findings at the next meeting.

Larry Berdoll made a motion to table the gate controller assessment of \$240 until we get a report on the condition of the controllers, seconded by Mark Halmo, all in favor; motion passed unanimously.

The new homeowners' dues will take affect in January. We need to special assess for the \$110 right away as bills for the access control will be coming due.

Discussion regarding timing of \$110 special assessment in consideration of holidays, ability to collect, etc.

Maura Slaughter made a motion to have the \$110 special assessment due by December 12, 2010, seconded by Kip Bandrup, all but one board member, Mark Halmo, were in favor; motion passed.

Maura Slaughter stated that we should be receiving approximately \$750 from the foreclosure on lot 84. We have approximately \$1,800 on this action. We are obligated to after these non payers and there may be other, less costly action we can take that Maura is looking into called a notice of demand which may supersede even foreclosures. Special assessments not paid can result in a lien against the property.

Bob Galvin from the audience had a question about why we are replacing the gate access; Mark Halmo explained the current state of the system and the specific reasons behind the necessity for repair/replacement.

Architectural review committee:

Linda DelPopolo stated that they recently had a review of the Duckman's exterior color scheme and it was approved.

Violations committee:

Heidi Sommers stated that they will be taking a drive through to review the progress from the last letters sent and asked if the next step was the 14 day letter. Charles Mucciolo expressed concern about the violations committee and its apparent inaction and further stated his belief that the violations committee was a cornerstone committee that the community depends on as a first line of defense to keep things in order and maintain our property values. He said that on September 11 Eric Malkin stated that letters had been sent out and that with respect to one property in particular, 9399 Aqua Vista, we are far beyond the point when a 14 day letter should have been sent out in October. The lack of following the process we have is one prime reason we will have to go to a management company if this committee cannot act in a timely manner. Larry Lofaro expressed the inability for the board to get further involved. If we don't act on the various violations expediently the neighborhood is going to go downhill quickly. **The board requested that the violations committee prepare a report of the status of all violations and what actions are being taken.**

Maura Slaughter stated that she prepared a signature sheet for tenants stating that they have received bylaws and covenants. Welcome committee has a similar package for new owners.

Fine enforcement:

Nothing to report

Welcome committee:

Lynn Berdoll – explained inability to contact some new homeowners, some do not want to be contacted; suggested that a certified letter with the bylaws be sent to them. Maura Slaughter did speak with the new owners at lot 2 and explained the bylaws and covenants.

Crime watch:

No representative present

Website:

No representative present

Landscape and Irrigation:

Not discussed

Lake maintenance:

Mark Halmo said lakes are shaping up, water samples to be taken in December, warranty follow up on littoral plantings. Water level has been dropped as a result of change made to weir by LWDD. Suggestion made by Keith to have someone come in and clean out the coconuts from the lake.

Gates and Security:

Larry Lofaro said the new software has been received and a form needs to be developed to get information from each homeowner. Each home will get two clickers and one phone number in the system. We should charge some minor fee for additional numbers to be entered. Larry Berdoll read from an email sent by the Malkins citing problems with the lights up front, the fact that it is daylight savings and people are not putting their lights on early enough, etc. Larry Lofaro stated that this kind of effort put into violations would help the community.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter stated that the holiday party is December 8th.

Bylaws:

Not discussed

COBWRA:

Larry Berdoll gave a brief report as he attended the last meeting in Eric's absence. Number of car break-ins down but all were left unlocked. 94 communities make up COBRWA.

Old business:

None

New business:

Next meeting December 14

Following meeting January 15

Mark Halmo made a motion to adjourn, seconded by Maura Slaughter, all in favor, motion passed unanimously. Meeting adjourned at approximately 12:05pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters HOA Newsletter

Meeting: Tuesday Dec 14th @ Library. Some of the topics to be discussed.

Presidents Report- Larry will be addressing the emails circulated to the homeowners over Thanksgiving weekend.

-open to discussion for statements and questions.

Special Assessment- please send in your \$110 due Dec 12, 2010.

Homeowners Dues- quarterly bill of \$210 will be mailed out to all homeowners on Dec. 15, 2010 with new increase added, due Jan 1,2011.

Welcome- Please welcome 2 new families to our community.

* Scott and Colleen Gardner on 9376 Cascade Court (and her Dad Jim)

* Veda, Margaret and Lucille on 9345 Water Course Way

Lake Maintenance- Mark Halmo informs us we may see some dead fish from the cold.

Gates and Security- Information sheets are being developed and will be sent to every homeowner in January for the new access control system.

2 remotes will be given, additional remotes may be purchased. More information given at meeting.

Social- Thank you Linda DelPopolo for a great Holiday Party Dinner. The food and company were great!

Nominations for upcoming positions- please consider running for a Board position. 4 seats will be open in our election in March. Please let me know if you are interested in running.

PLEASE COME AND GET INVOLVED IN YOUR COMMUNITY

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, December 18, 2010
Meeting Location – Library – 2:30 pm

Call to order. The meeting began at 2:35pm

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Ann Marie Kominik, Bill and Georgia Dardick, James Lockyer, Shellie Almond, Teny and Max Nameth, Rosina Zimmer and husband, Stuart Mischner, Linda Delpopolo, Michael Grigelis and Felicia Popovici.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro made a motion to approve the minutes from the last meeting (November 20), seconded by Larry Berdoll, all in favor; motion passes.

Treasurers report:

The starting balance in the checking account was \$23,554.56, we received \$2,060 in deposits, we had expenses of \$17,729.31, an ending balance of \$7,880.35. In the savings account (reserves) we had a beginning balance of \$21,741.98 and an ending \$21,754.49.

Approximately ½ of the special assessment has been collected.

Larry Lofaro reminded everyone present that the meeting is recorded and asked everyone to conduct themselves accordingly so that everyone can be heard and their comments recorded accurately.

Larry Lofaro stated that he wanted to address the emails that went out by several homeowners over the Thanksgiving holiday and that the board members and the general members would have an opportunity to respond and ask questions. He went on to read the following:

“Over the past several weeks, in particular Thanksgiving weekend, several disingenuous emails were circulated throughout the memberships from behind closed doors. Every member is certainly entitled to their opinion. However, I believe just as the founders of this country, that these opinions should be expressed openly and in a public forum. Many of the emails, circulated were from members who have not attended any of the meetings of the Board. Statements, dollar amounts, and notices were given in the emails. As President, it is my duty to address these issues, take proper action when and where required for the best interests of the members. Before I begin, let me preface that at no time am I making any allocations of misconduct or wrong-doing by any prior member of the Board or prior administration. This Board praises the past Board – in fact four member of the present Board were members of the past Board. Larry Berdoll, Maura Slaughter, Kip Bandrup and myself (Larry Lofaro) were members of the past board.

The Past Board has enhanced our community –

- Paving of the Roads
- Flower Bed Landscaping at the front gate
- Pressure cleaning sidewalks
- Etc.

The main issue that is being circulated and stated in these emails is that this Board is “spending Board”. What has happened to all the money in the reserve? If the people who wrote the emails would have attended the Board meetings they would know the answers. The correct answers not the innuendoes. Let me address this issue – to help you understand I will pass out the following information so all can follow. (Two sheets were passed out - see attachments 1 and 2).

Larry referred to the second page which is the Income and Spending for 2009. He explained the difference between a reserve and a surplus. “A reserve is money that is collected by a special assessment and placed in account and a surplus is any money remaining after the budgeted expenses.” He went on to explain the numbers on sheet 1 (BWHOA 2010 NON-BUDGET EXPENSES).

Let’s just briefly talking about accounting – again at no time am I making any allegation of misconduct or wrong doing by any prior member of the Board or prior administration. Everyone does their accounting at their own discretion. At the first meeting of this Board I requested that a separate account – in the general ledger - be created for surplus funds. The purpose was to get a clear, true and accurate understanding of the surplus funds in regards to the surplus funds. In the past the special assessment money collected in 2005 and 2006 was co-mingled with the budget as homeowner’s dues. Again, no accusations of wrong doing.

Therefore when the budget income was projected at \$66,000.00 a surplus was created from the special assessment because the special assessment money was put into homeowners dues. So therefore special assessment money came in and was put into homeowners’ dues in 2005 and 2006 the budget showed homeowners dues of 90-100 thousand dollars. You are going to have a surplus. That surplus was carried over year after year until it was spent. No doubt the money was spent for the betterment of the community. In the following years money not spent on the budget was added to the surplus - during the years from 2006 to 2009 all of the income was not spent and that created a surplus. For example if the budgeted amount was for \$66,000 and only \$54,000 was expensed their was a surplus of \$12,000 for the year. Various projects, excellent projects for the benefit of the community, were approved and implemented by the prior administration. In fact money that may have been spent was not spent. This created the surplus. What I am saying is that there are two types of surplus that were comingled – Special assessment and Budget surplus.

All I wanted to do is to get a complete understand and present a true and accurate representation of the surplus to the members so they could understand under my administration. No accusations, negative comments have been made by members of this board regarding previous boards. Everyone does their accounting as they best see fit.

The Present Board has never criticized or made any negative comments regarding the budgeting and spending of community moneys in the past - it doesn’t make sense because members of this board were members of the previous Board. This Board recognizes what has been achieved in the past and wishes to continue to maintain now and into the future the enhancements the prior administration accomplished as well as create our own enhancements for the community.

The simple fact is that prior administrations were able to achieve the enhancements from the surplus of money generated by a special assessment and budgeted surplus. Some of enhancements and the future maintenance of these enhancements were never budgeted for (Street Paving, Aerators, etc.). That is what this Board is been saying all along.

I have great respect for Phil Kline and all members of his Board. However, I was taken back regarding the emails sent by both Phil Kline and Bill Dardick. I thought they knew me better. Why they did not call me on the phone and voice their concerns before sending out the emails is beyond my understanding. I would have clearly explained to them what I am saying now and what was said in the past. The Board meetings are open to all members and for their own reason they decided not to attend. They decided to hear the information from a grape vine and respond to the mis-information they were provided from behind closed doors and not in a public forum. I can recall when they attended the Board meeting and members of this Board looked to them and asked them questions, which they gladly provided regarding By- laws, Foreclosures, access control.

In their emails they both mention that we enjoy spending the homeowner's money without their approval (at this point Bill Dardick, in the audience, expressed that he did not say that) – we are an expense spending Board - whatever that term means. We are elected by the homeowners and the Bylaws state that we don't need approval of the members to run and maintain the community.

Phil Kline stated in his email: *“he totally disagreed and haven't been going to meetings to keep from getting pissed off”* - Thank God this country doesn't go along with that.

Phil disagreed with the access control saying he believed it was considered a capital improvement and therefore required approval of the membership. He is certainly entitled to his opinion. In fact at the Board meeting he warned the Board to be careful and use due diligence in making their decision. My opinion on the other hand was since the access control could not be repaired on a permanent basis, felt replacement of the access control for the safety of the community was not a capital improvement. So, who was I to say I was right and Phil was wrong. After listening to Phil and out of respect for his wisdom, I decided to contact the attorney regarding this matter. In the meantime the Board was planning to hold a special membership meeting if Phil was correct however; I was advised by the attorney that it was not considered a capital improvement and the Board could vote to replace the system and vote on how the membership should pay for the system. The rest is history.

Phil then wrote “the treasurer has done an in-depth analysis of our budget for the last few years and the current budget. Due to non budget items that we must add as budgeted items our dues are increasing....”

Again, the grape vine. If Phil were at the meeting he would have heard the Treasurer state - he had done in-depth analysis of our budget for the next five years, not the past few years and stated that because some items were not budgeted in the past and because of future expenses that need to be included in the budget our homeowner dues are increasing.

Phil then wrote -- *‘A quick glance at income vs. spending beginning in 2006, (the year I came back on the board), shows we had \$7,699 in the bank at the start of that year. Because we spent prudently, we had a surplus of \$21,117 in 2006, a surplus of \$18,737 in 2007, and a surplus of \$10,289 in 2008 so that at the start of 2009 we enjoyed a surplus of \$50K.’*

Excuse me - Phil, you were disingenuous in your statement. He did not mention in addition to his administration saving money there was a surplus. The surplus started by the creation of the special assessment in 2005. Phil did not mention - again I refer all of you to page 2 (the 2009 budget) the budget had a negative cash flow, repeat, a negative cash flow of \$11,500 and the number in the bank was \$46,180 not \$50,000.

Again, this board, 2010 income and expenses presently shows a negative cash flow of \$16,000 but when you take into consideration what we've done, the aerators, the lake plants, \$13,000 for the gates, \$12,000 for access control \$4,800 for irrigation - this board has spent only \$4,500 more than 2009.

Phil then states that *his administration was prudent* - it was prudent but, the prudent spending of the prior administration was inherited by this administration. He states *“all projects were formally approved by the homeowners, (although the first two probably didn't need to be I feel everything should be), and of course, no assessments or dues increases were needed.”* (Because of the special assessment and surplus).

But Phil, you've got to make up your mind. You originally state that this board never asked permission for spending and then you state that we really don't need to ask permission. Great respect is given to Phil Kline and everybody (on the board), I'm just setting the record straight. The Bylaws is the factor that dictates.

(Regarding) Bill Dardick - As the Treasurer of the "previous administration", you write: *“I, too, take exception to the comments made by the present Board of Directors regarding the budgeting and spending of community monies in the past. I would like the opportunity to examine this "in-depth" analysis, prepared by the present Board Treasurer, as I was part of that "previous administration"... and I, along with the other members of our administration, managed your money in a most responsible and prudent manner. In short, we showed the community a positive cash position -- consistently -- for the past 6 years. I just can't fathom the thought of how we went from a \$50,000 surplus -- to \$32,200 in special assessments and an annual increase of \$120 in Homeowners dues. This is a total outrage!”*

First of all Bill, if you are going to make a statement, the special assessment was \$10,120 not \$32,200 - I have no idea how you came up with that number. Our books and records are open to all members, anytime, anyplace, anywhere, just give us due notice.

In fact Bill, I agree you were an excellent treasurer – I formally now ask your assistance to help this board and will immediately appoint you as bookkeeper, this way your expertise, knowledge and understanding of the financials records would be an invaluable service to this board and more important the members of the community. Do you accept?

Bill Dardick replied: *“I’m not going to express (inaudible)”*. Larry Lofaro said “we will get back to it, I understand.”

With regard to the emails circulated by other members, I can only request that you attend the meetings (to be) aware of what the board is discussing this way you have a clear understanding of the facts before you put them in writing.

With regard to the email circulated by Barbara Malkin, in the email you placed the board on notice, made serious accusations against this board and in particular against an unidentified member of the board. As president it is my responsibility and duty to address this accusation, conduct an in-depth investigation, and present the findings to the Board and members of the association. Therefore, I ask you Barbara that any and all information regarding your allegation be provided to me in a (formal) written statement with any documentation and or evidence that may support the allegation. I will assist you in any way possible so I can conduct a proper investigation into your allegations.

When everything is said and done, for all you people who sent these emails out, if it was your intention to create havoc, harm, animosity throughout the community congratulations, you succeeded. I don’t know, and I’m doing everything in my power as president, to stop the majority of members of this board from resigning. We have done nothing but for the best interests of this community. We are not the spending board, we’ve done what needed to be done. I don’t care how ever you look at the numbers, it can be determined whatever way you want, the facts are simple, money came in, money went out, money was not budgeted for, \$13,000 in gate repair, the access control, etc. this board has done a terrific job and put in an endless amount of time for this community and if you people are going to come back at us through emails and not attend the meetings and criticize us make sure your facts are correct.

The bottom line is, if the budget calls for income of \$66,000 and we spent only \$50,000, that’s \$16,000 that’s not spent. As far as I’m concerned that \$16,000 should not be carried over; it should be spent for enhancements of the community or should be given back to the homeowners. That’s my money, one ninety-second of that money belongs to me. I prefer that it be spent on the enhancement of the community.

With that I turn it over to the members of the board who wish to make statements or ask questions.

Mark Halmo: Just to clarify, as far as the expenditures for the gates. Before the lightning strikes we had to bore the road for \$5,000. I also found out that the entry side had been done several years prior to that so I looked into everything and found that the electrical was not done to code. We found that the underground damage came from the original system not being installed to code. Fast forward to the entry system we are replacing. We have a system with a lot of mileage on it - it needs replacing. We are enhancing the new system to last for many years. We put out a request for proposals for the new system. There was a comment about a lack of expertise on the part of the Board to make the right selection. Kip has been in the trade (inaudible - 45?) years. Charles Mucciolo has been in engineering for 30 years. Larry Lofaro stated that he had been a consultant for the access control replacement for several hospitals in New York. With all that experience we still went out to five different access control contractors. My consultation with others in the trade convinced me to do the job right and not take shortcuts. The electrical is a safety hazard and we could be (liable) for a landscaper or someone who hits the line. I take the time to maintain the gates with grease every month. Everyone on this board invests time to save the community money.

Kip stated that he has a report on the gate controllers for another time.

Mark Halmo made the point to the general members that this is not a ‘spend fest’. We are trying to get the most out of what we spend but there is a lot of work, a lot of expensive electrical work that needs to be done.

Maura Slaughter stated that the emails are supposed to be used by the board for official business only, newsletters, billing, etc. People have asked to be taken off our email list because of the banter that was going back and forth. Those are not public emails for everyone to use. Don't send emails, come to the meetings. I'm not going to do the newsletters anymore because I constantly get nasty remarks back. I get complaints about everything. Complaints about the meetings being held on a Tuesday, suggesting that we (the Board) does it for our convenience when in fact we do it for the community at large. We alternate because of everyone's varied schedule. It was not set in stone when the Board was formed that the meetings had to be on a certain day. It is very hard to be on this Board and invest the time I do writing the newsletter only to get nasty emails so I'm not doing it anymore. If people want to know what is going on they can come to the meetings or read the minutes.

Charles Mucciolo said he would like to respond to one of the emails sent and it is as follows:

Black = Original letter from Barbara Malkin

Red = Response from Charles Mucciolo, Board Member

From Barbara Malkin – To the Board and Homeowners of Boynton Waters:

As I, along with an attorney (pro bono) I have devoted many hours to the up-dating of the BWHOA By-Laws and the creation of Community Rules and Regulations, I was very surprised to read in the Minutes of the last meeting that apparently members of the Board have been consulting with our Attorneys regarding the same thing and that I have not been provided with this information.

The discussion that the Board had was with respect to finding out what rights we have regarding new resident and tenant screening. We felt that this was an urgent issue and with no report on the bylaws to date from you, we acted to expedite a legal opinion from our attorney of record.

If you would like for me to continue with this project, please provide me with the information that you obtained, so that we can avoid time spent in re-writes. If you find that you do not wish to include me in either discussions or the sharing of information in this area, then I may be forced to walk away from this project due to the lack of support from the Board and the counter-productivity of my efforts.

Your statement regarding lack of support is unwarranted. Since this board has been in existence there have been three entries into the minutes regarding the bylaws you volunteered to handle:

- April-14-2010 Bobbi Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed.
- July 17, 2010 Bobbi Malkin stated that she was working by herself; Charles Mucciolo volunteered to assist.
- September 11, 2010 – Bobbi Malkin will be contacting Lori Goetz regarding modifications to bylaws.

All other entries show as 'nothing to report'.

To date, we have received only one request for assistance from you and that was addressed immediately by me only to have you contact me four months later to say you did not receive the information. The minutes show little or no progress on the bylaws and the board has not received anything in writing for review. We would like to know who the person is that you are consulting with, what their qualifications are, and to get a written report outlining the progress to date.

And, it would appear that your plans are to have the Attorney draw up new By-Laws in 2011 at an estimated cost of \$8,000 to \$10,000; why am I wasting my time and the time of an attorney, since it appears obvious that the Board would rather spend more of our money?

Sometime during the last year I believe Phil Kline stated that we needed to revisit the bylaws and could use that opportunity to make changes - that is the presumption I was responding to. The 8-10 thousand was just a number to budget for - it could be less or more. At some point, even if the work you are providing is free, I believe it would be in our best interest to have the attorneys who have represented this community for a number of years review the final draft. Will you inquire with your attorney as to any requirements we have regarding any mandated updating or changes to our current bylaws and inform the Board, in writing, of same?

Regarding the non-participation of homeowners in the Community on committees, etc., you should be aware that many people in the Community feel that their work is not appreciated; that regardless of what they do, it is not appreciated and that the Board works in opposition to their efforts. On the one hand, you invite all homeowners to attend Board Meetings, but then advise them that they are guests of the Board and they are not to participate unless specifically requested to comment or to make a report, thus making it apparent that you do not really want their input or participation in your (the Board's) meeting.

This is a false statement and as the wife of a former board president and having participated in so many meetings you should be familiar with the Bylaws which state in Article 3 Section 5: "Members may attend all Board meetings, except those with the Association's attorney relating to pending or potential litigation. No member shall have the right to speak at or interrupt a Board meeting, except at the Board's request."

That's exactly how the previous board conducted their meetings and this board has always promoted participation so long as it was done in accordance with the bylaws.

Being chastised by a member of the Board in a public forum because some items were not done in what they (the Board) considered to be a timely manner or "lackadaisical" in nature, is not the way to encourage homeowner involvement and the volunteering of their time.

You claim that I chastised a committee, I say that I asked pointed and pertinent questions after I inquired by email to the chairman (Nov. 16) as to the progress of that committee but received no answer and after that same chairperson promised another board member a report at the next meeting and we got nothing.

When someone commits to a position such as chairman of a committee it is expected that they will make every effort to fulfill their obligations and the Board has the duty to ask questions and motivate the committee to do the job they are assigned to - otherwise the bylaws simply cannot be enforced.

As several members of the Board have pointed out, this is not an over 55 community where the vast majority of homeowners are retired; we are a "family" community, where most of our homeowners work. There are times when even trying to schedule a meeting of a particular committee is difficult due to the inability to insure a quorum with the numerous conflicts in schedules. Those of us who are trying to make a difference and volunteer our time would appreciate some "thanks" from the Board vs. criticism that our efforts are not quite good enough.

These statements apply equally to the Board members - we all have the same responsibilities and receive criticism regarding our efforts - as evidenced by your letter.

It should also be noted that previous Boards operated with similar homeowner participation and a property management company was not deemed to be necessary to the on-going needs or betterment of the community. Turning these many duties over to a management company would not be in the best interests of our Community nor cost effective.

Management companies in our area vary dramatically as to their costs, reliability and consistency; all of which to say that I have not heard of a Community that is thoroughly happy with the job that their particular management company is doing (GRS being one that I have not heard anything good about their handling of properties or people).

You know from your participation in previous meetings that it has been difficult to get volunteers for the committees. Even a 7 member Board can only do so much and is restricted from holding certain multiple positions. Find us residents for committees who can fulfill the responsibilities and we can avoid outside management.

Another item, which may be of minimal consideration on the part of the Board, is the scheduling of Board Meetings. In years past, the vast majority of meetings have been held on the 2nd Saturday morning of the month vs. the current scheduling of meetings monthly with no rhyme or reason as to their regularity, making it virtually impossible for homeowners to plan their own monthly calendar should they wish to participate.

This is another inaccurate statement because the board is made up of working people as noted earlier – some of those members as well as some residents work on Saturdays. This is why the Board chose to alternate the meeting dates from a Saturday to a Wednesday and, there has been no noticeable increase or decrease in the number of residents who attend the meetings so it is the Boards feeling that alternating days has had no adverse affect on the ability for residents to attend if they wish to.

Maura Slaughter interjected at this point, stating that we are at the mercy of the library schedule, it is not a given to get the room whenever we want. We had to have the emergency meeting at Larry Lofaro's house because we could not get a

library meeting room because we already had one meeting at the library and are restricted to one per month. We request a Tuesday or Wednesday because there are not guarantees as to what will be available.

Continuation of the letter from and response to Bobbi Malkin:

It is my opinion that the present Board has not been operating in the best interests of the our Community. There has been spending far beyond what is necessary to the smooth operation of a community of this size. Further, there appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board member who has no ownership interest in this Community, and now with the proposal of a management company.

The fact is that this Board has inherited a number of items which need to be addressed and is outlined in the proposed budget but perhaps you can explain what you mean by “spending far beyond what is necessary”.

Your statement regarding the possible conflict of interest between a board member and the landscape company conveniently avoids naming that board member but I am certain you are referring to me as I have a relationship with Sunflower, the new landscape company.

As I have stated on several occasions I have known Sunflower for many years because they are the primary landscape contractor for my employer, GL Homes. I have limited contact with them to review planting installation and design. I do not socialize with any of the owners or employees – it is purely a business relationship during which I have seen the work they provide and feel it is of a much higher standard than that of our former landscape company - a standard that is now visible at the entry.

A conflict of interest is when a contractor provides services for Board members at a reduced price or if the contractor is told to provide free services to a Board member as a condition of continued employment with the community. Sunflower does not maintain my residence and I have not received so much as free lunch for presenting them to our community and their subsequent award of the contract.

You also made a statement regarding ‘a lack of ownership interest’ on my part - suggesting that I have no business serving on the Board. When I ran for the Board, Phil Kline told me that I could do so if Lauri wrote a letter stating that I was her assigned representative, which she did and he accepted. Provide documentation stating that I cannot serve the Board otherwise, you should be thanking me for serving this community with no ownership interest.

And, lastly, this is to put this Board on notice that you have been operating in violation of the FL Sunshine Laws regarding Homeowners’ Associations, in that ALL meetings of Board Members where a quorum is present MUST be open to the homeowners and MUST be conspicuously posted with a minimum of 48 hours notice.

First of all, the Florida Sunshine law it applies to meetings of public boards or commissions. It extends to private non-profit entities - such as an HOA - if they are doing business with government. The only time that the Sunshine law applies to an HOA is when the Architectural Review Committee reviews and applications involved and a government building permit requires the HOA approval.

There was one informal meeting very early in this Board’s existence where 4 members gathered to discuss the access control - it was to understand what options we had and what we should be asking of a contractor. In our desire to act expeditiously to a problem we inadvertently met outside the guidelines but we realized our mistake and have not repeated it since.

Also, all meetings of the Board have always been open to the general membership and are posted in accordance with our bylaws - with 48 hours notice or more.

In conclusion, your letter to the community was irresponsible as it contained false accusations and claims, misquotes, slanderous comments and so on. If anyone else feels it necessary to make such comments, whether verbal or written, they would be well-advised to get their facts straight first.

This concludes the response to Bobbi Malkin’s email from Charles Mucciolo.

No other members of the Board wished to make comments and Larry Lofaro opened the floor to the general membership.

Eric Malkin stated that he had some comments on behalf of him and his wife: “First, I want to go on record that I was not on the emails that were circulated. Second, I and or my wife have attended every one of the meetings over the last 10 months of the Board, emergency and otherwise. Third, you are perfectly correct that the meeting held in your house (*Larry Lofaro’s*) for the emergency meeting was perfectly acceptable and that three people including myself attended (*in fact Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney were present*) however; I asked about lower priced units and received no answer except that ‘this is the best way to go dollar-wise’. I have no objections with your budget. I am concerned about \$25,000 for a system for 92 homes with bells and whistles that we don’t need.”

Mark Halmo asked what would those ‘bells and whistles’ be? Larry Lofaro asked to allow Eric to speak uninterrupted and Mark complied.

Eric Malkin: “What do we need three levels for (referring to the various sub-directories in the system) I believe that after talking with many other communities that this is a wonderful system for 300 homes. I think it’s too much money for us; be that as it may it’s a done deal so we can’t change it anyway because we already spent the money. As far as unbudgeted expenses you are one-thousand percent correct. As far as the extra surpluses, it should have been pulled to a separate account - we (referring to previous Boards) never thought of it. Were there expenses that were not budgeted, yes, I take some of the blame for that. What I am concerned about is communication. When I get an email from Chuck (Charles Mucciolo) I get treated like I’m one of his employees. I feel like I’m being dictated to. I am busy as you (Chuck) is, I have a full report on the violations. When I took it over there were 35 violations, there are 4 left. I had asked Heidi to tell you I would have a report ready, I did not ask her to make a report.

Someone in the audience mentioned something about transparency; Eric said that was not the problem. The problem had to do with the ‘720 law’ (*apparently referring to Florida Statute 720 regarding homeowners associations*) and the Florida Sunshine Law.

Eric went on to state that he would have a full report for the Board regarding the issues contained in Bobbi Malkin’s letter to the community within 30 days.

Larry Lofaro reiterated that he wanted a report specifically regarding the allegations of misconduct of one of the members of the board.

Eric stated: “I will present a report on everything in the letter - the misconduct, the improper meetings, etc. All of which is really not the problem, the problem is communication. You want me to send out 14 day letters as the chair of the violations committee. If you look at our bylaws I can’t do it because the 14 day letter involves a fine and the only ‘fining’ area is you guys (the Board). So I can’t send the 14 day letter. I also can’t send letters without my committee okaying them. I can’t send the letter if I am ‘told’, not asked, to Watercourse Way regarding the recycle bins - it has to come from the committee, I can’t do it. Chuck, you did it, fine, I can’t do it. I don’t feel it’s correct for me as the committee chair to do it. I think the problem is perception. We are told ‘this is what’s being done’. Look, I ran meetings, I didn’t want comments from the homeowners unless the asked for it. Neither did Phil, but it’s the way you say it. That’s what I’m concerned about. People are reacting badly. I think we have to start all over again. We work for you, you work for us. I feel (inaudible) that you set up a meeting, whether or not you knew a lot of people were going to be there or not, in a room that only seats 12 people.”

Larry Lofaro stated that he would respond to that last statement: “Eric, you know we have no control over where they (the library administration) puts us. What happened is that we were scheduled for the big room - they (the library) made the mistake.”

Eric stated that the problem was that no one knew why the meeting was cancelled.

Mark Halmo interjected and said that everyone was present when the librarian came in and told us that we had to remove the extra chairs we had brought in to accommodate everyone and could not occupy the room with more than 12 people due to the fire marshal’s rules.

Eric Malkin continued to voice his frustration over the cancellation of the last meeting.

Charles Mucciolo stated: "You know Eric, you can be as frustrated as you want but, you throw a lot of stuff out at us that is really unwarranted. I would love to hear, right now, what your accusations against me and Sunflower is - throw it on the table. I would like for Bobbi to state that right now since she wrote the letter."

Eric stated that he would speak for Bobbi and that Charles Mucciolo should have recused himself from the vote.

Charles Mucciolo stated: "Oh, she can write the letter slandering me but can't answer the question."

There was some banter between Eric Malkin and Charles Mucciolo regarding perception of the situation. Charles Mucciolo stated: "It's your perception; this entire board reviewed the contracts and voted."

Larry Lofaro asked: "If that's the case, why was I not notified?" Some banter between Board members and Eric continued regarding why the issue was not brought up earlier and Eric stated that it was because he was 'shut down'. More banter continued with the Board members expressing their disagreement with Eric's statement. Eric concluded by stating that "the Board is doing a pretty good job, and that it's just the way you do it - it's just my perception."

At this point Larry Lofaro asked that others in the audience be given a chance to speak and deferred to Bill Dardick.

Bill Dardick expressed some concern that he was accused of something; Larry Lofaro said that he was not. Bill wanted to go on the record stating that Phil Kline was not at the meeting to defend himself. Larry stated that Phil was also not accused of anything and that Phil was his friend also.

Bill then referred to an 'in-depth analysis' that was mentioned in a newsletter and requested a copy of it for his review. There was some discussion as to what exactly the analysis was and it was determined that it was not an analysis of the previous spending for the purpose of determining where the past dues were spent but rather it was an analysis of the individual line items which made up the previous budgets for the purpose of this Board to be sure that it was accounting for all expenses going forward. It was determined that the term 'in-depth analysis' was probably mis-leading and should not have been used.

Bill then asked if we could discuss 'disclosure'. He then stated: "If you could show me a detailed profit and loss for the last 8 months, you guys took over, something that I could see, something that I could post to the website so that others can see, I will come over to each one of you and apologize personally for my remarks."

Larry Lofaro agreed to send the information Bill requested.

There was some further discussion about what the Board might have had at the meeting to give to Bill right then. The discussion turned back to the newsletter statement about 'an in-depth analysis' of past budgets. Once again, clarification was given that the Board did not do an in-depth analysis of the dollar by dollar spending of the last few years but rather an analysis of what line items we should project forward for a budget. Bill then said it was OK to put that issue behind us but to still get him the detailed profit and loss for the last 8 months.

Bill went on to state that we live in a community of apathy and that the number of people attending the meeting today was only because a few had 'made some noise'. Some discussion between Bill and Larry Lofaro took place regarding the ability to attend meetings and that some people only have the meeting minutes as a resource for understanding the goings-on of the community. Larry Lofaro expressed that a direct email to him is one way to find out what is going on.

Bill then expressed his dislike for receiving HOA notices in his mailbox unless they are in an envelope and stamped (delivered by the postal service). Bill was asked by the Board why it would make a difference to have the dues or special assessment notice sent via the postal service or simply put in an envelope as it was. Bill cited proper business procedure for price increases for customers. There was some discussion regarding how necessary it is to address, envelope, and mail these types of notices at an additional cost to the community. Maura Slaughter expressed her frustration over the issue, as she is the one who prepared, enveloped and delivered every notice and stated that she would no longer waste her time doing that and that every notice will now be mailed at a cost of \$50 per mailing. It was also discussed that we can

also no longer send official notices via email because the emails sent over the Thanksgiving weekend have caused many homeowners to request they no longer receive emails from the community.

Larry Lofaro again stated that he would send Bill what he wanted or that Bill could come to him and review everything in person.

Bill Dardick then stated that he had trust issues with Charles Mucciolo. Charles Mucciolo asked for him to tell everyone what those issues were and Bill said that it had to do with comments made regarding the trimming of a tree in Bill's yard that Luis (Coconut Palm) had done. Bill feels that Charles Mucciolo manipulated him in an effort to have Luis no longer serve the community. Charles Mucciolo stated that the tree trimming job that Luis had done was not acceptable in Palm Beach County. There was heated discussion about the matter and Charles Mucciolo made an off-color remark to Bill at which time the meeting was called back to order. Charles Mucciolo retracted his statement and apologized for his outburst.

Shellie Almond asked if the Board members could provide their names and functions as she was not familiar with the present Board; the Board provided the information.

Jim Lockyer asked for clarification on the gate access and went on to describe his understanding of what reserve accounts are for. Larry Lofaro responded by explaining how we are using a part of the special assessment to pay for the access control while not leaving us with no money in that account and that the reserve will be replenished hopefully in time for the next hurricane season for which the reserve is primarily kept for. He went on to state that the access control is going to cost us approximately \$25,000; we are taking more than half of that from the reserves because we only special assessed for \$10,000. "Understand that the prior and current administration has deemed it important to maintain a \$20,000 reserve; that is one of the reasons the dues are increasing so that we can build back up the reserves."

Jim Lockyer: "Does the current board see more assessments in the next 6 months?"

Larry Lofaro: "I think this is where Bill may have gotten the wrong number, and rightly so. When we were looking at all this, we looked at the access control and the gates - saying that the gate motors are going to have to be replaced and we were looking at putting that into the special assessment or increasing dues to cover that, because we felt at the time that the gates could last another year. So, at another Board meeting Maura Slaughter suggested that we should not deal with the gates right now, just the access control, which we did. In the meantime, Kip has spent numerous hours speaking to numerous vendors getting an update or present condition of our gates and how long they are going to (last). Until we hear from Kip on that no, I don't expect any special assessment in the future. I believe, the way we have done things, very carefully and be keeping in mind the time of year, keeping in mind the financial that the country is (in), keeping in mind homeowners and their pockets. Rob (Robert Uhrle) did a lot of analysis going (into the) future as did I. We knew we had to get money, bottom line, case closed. But we had to figure the best way for the community and that is the plan we came up with, \$110 special assessment and \$30 raise in homeowners (quarterly) dues which will carry us in the future for building up the reserve account."

Maura Slaughter: "We took a vote on another \$250 special assessment on top of the \$110 and that was turned down, and that was for the gate motors because they anticipate the gate motors might be shot in the next year."

Kip Bandrup: "Let's everybody stop guessing about the gate motors..."

Mark Halmo: "Hang on just a second Kip. I'd like to point out that during this whole process regarding assessments and homeowners fees we tabled a lot of expenses ... the street light program, the expansion of aerators for the benefit of the lakes has been postponed. We are not a spending (board? - inaudible).

Some discussion regarding the general approaches taken to prioritize the expenses.

Mark Halmo: "We are not a credit card Board. We are not a spending Board."

Stuart Mischner stated that he had recollection from a previous meeting, maybe 8-9 months ago, that we had \$75-80,000 in the bank. Larry Lofaro corrected him by saying that it was more like \$46,000. Stuart accepted that number and went

on to state that the Board is asking for an assessment for the gate. Larry Lofaro stated that we asked for the assessment for a couple of reasons and went on to explain the expenses. Further discussion about the separation of checking or operating expenses from the reserve moneys. Stuart was still unclear about the expenditure of moneys considering the amount we had in the bank.

Eric Malkin commented that during the hurricanes we did not have enough money in the reserves to pay for the cleanup which is why he had to front the association \$9,000 at the time.

Further questions regarding the accounting of reserve and operating expense funds led to Larry Lofaro suggesting that he and Stuart Mischner, and anyone else interested, meet to review the income and expenses.

Bill Dardick asked which of the current Board members who are up for re-election will be running again. Maura Slaughter and Larry Berdoll said they would not, Kip Bandrup said he will stay on in order to finish the projects he is working on and Larry Lofaro stated that he is undecided.

Larry Lofaro then asked those of the audience who would be running for the Board. (no one mentioned a number but listening to the transcript indicates one person said they would). He then went on to state that anyone is welcome to look at the numbers - we may have missed something - but it is unlikely - the numbers are the numbers. And just so you all know, we have been looking at the numbers for a long time.

Maura Slaughter asked the audience why no one was running for the board. Some conversation was had regarding the inability of some to participate and regarding something about the emails and how to avoid sending everyone's email to all recipients (this portion of the tape is difficult to hear). Felicia Popovich expressed concerns about the intimidating nature of the emails that had been sent out. (the remainder of this discussion is inaudible due to numerous people talking at the same time.)

Larry Lofaro wanted to finish addressing Eric Malkin regarding an estimate of the expenditures for the coming year and he estimated them to be approximately \$85,000.

Lauri Long asked to speak and she stated (apparently in response to Felicia Popovich's earlier statement) that while she liked Phil, she was intimidated by the way he conducted the meeting and decided not to attend until more recently. Lauri and Eric were speaking about something related to her statement but again it is inaudible. Lauri also mentioned that the house that is using recycle bins as planters in their front yard should not have to be told that it is a violation of our bylaws, that the resident should be aware that it is not in keeping with the caliber of our neighborhood. Eric responded by saying that he agreed however; he would not contact the resident in either person or via letter until he got the approval of his committee and then the Board.

Larry Lofaro stated that the interpretation of how the violations committee handles things is based on their own administration.

Ann Marie Kominik stated that she was very thankful for all of the Boards hard work and she knows first hand through Kip Bandrup how much time each member is contributing to the betterment of the community. Her praises were acknowledged by the Board members with thanks.

Larry Lofaro stated that Kip Bandrup has done a lengthy analysis of the gate motors but that we must revisit that at the next meeting as we are out of time. He asked the Board if they had any final comments or questions of which there were none so he then opened it to the audience once again.

Felicia Popovich questioned the line item cost for the telephone line and it was explained to her that it was high because the telephone company charges us a commercial rate for the telephone entry system to dial out. She asked another question regarding the expenditure and income for the gate clickers. Larry Berdoll explained that the expense was the purchase of the clickers and the income was from when a resident purchases one from the HOA. She also asked about the line item for insurance and it was explained that it was for (liability? - inaudible) insurance.

Stuart Mischner asked about the line item regarding shrubs and trees for approximately \$18,000; Larry Lofaro explained that it is not a recurring expense and was from the previous administration. Some discussion was had regarding the differences in budget from one year to the next. Much of the discussion is difficult to follow because of the cross-talk. It was suggested that the question be discussed directly with Larry Lofaro outside the meeting.

At this point Larry Lofaro excused himself for a few minutes and Larry Berdoll took over the meeting.

Eric Malkin asked Charles Mucciolo if the window at 9399 Aqua Vista had been fixed; response: yes. He asked if the roof had been cleaned; response: not sure.

Eric Malkin stated that he contacted our local police officer as to whether or not we can tow a vehicle that does not have license plates while on their property; he was advised that the county does not allow us to do that. We can tow if the vehicle is in the street for more than 24 hours. At the beginning of November, per the Boards instructions, he sent out 35 thirty day letters for violations as of November 27th, 31 had been resolved. There is a new one that everyone is concerned about and that is the recycle bins at the Zimmer residence. Rosina Zimmer was in the audience and responded that she will move them to the back yard immediately.

Larry Lofaro returned to run the meeting.

Some discussion regarding the procedures of the violations committee and that it would need to be clarified at the next meeting. Questions regarding Estalella's broken column light. Maura Slaughter asked Eric how often they do a violations review and he stated 'once a month but with the holidays it's been a little difficult'. Charles Mucciolo and Eric are going to work through the violations administrative procedures.

Maura Slaughter asked about the status of fine enforcement and it was determined that we should wait until the next meeting.

Larry Berdoll reported for the welcome committee stating that Lynn Berdoll had tried to contact the new residents twice without any luck. Maura Slaughter said that we need to find out who the renters are in that (the Mason?) residence. Maura Slaughter stated that she gave the renters a copy of the bylaws and that we need the Welcome committee to go over there and get some papers signed regarding acknowledgement of our rules. The forms were given to Lynn Berdoll to bring to the renters. Eric stated that he would take care of the forms. Larry Lofaro stated that the property owner is not currently a member in good standing.

Maura Slaughter stated that some neighbors feel that there have been prowlers in the neighborhood and for everyone to be vigilant.

Someone from the audience stated they had seen an alligator in the lakes and they were going to call a trapper. Charles Mucciolo stated that we had an issue with that because we did not want to see the alligators destroyed and that a no kill trapper was available. Maura Slaughter stated that we have the number of an Indian Reservation who accepts the alligators.

Larry Lofaro asked for three members of the Board to assist the residents in filling out the applications for the access control. Several volunteered but the names were not stated for the record.

Larry Lofaro stated that the holiday decorations should be going up shortly pending the weather.

Maura Slaughter stated that she gave all the Board members a copy of the letter from the attorney regarding a new amendment to the bylaws for renters and asked the Board along with Bobbi Malkin to review the document so that we can bring it up at the March general membership meeting. The next meeting is on January 15 at 10am, in the large meeting room of the library and the next meeting is February 12th at 10 am in the large room. The March meeting cannot be booked until after January 1 but the tentative date is March 5. We need names of those who will be running for the board in order to make proper notice. We need to vote on the renter's amendment so that we know who the renters are and may possibly be able to charge an application fee.

We have a new family coming in to lot 63 on Aqua Vista.

Some discussion regarding the restrictions available for renters for certain criminal background. Discussion regarding the right of first refusal as part of the amendment and that it would not be to our benefit.

The other clause would restrict renters to a minimum of 6 months. Maura Slaughter disclosed that she has seasonal renters and that this would hamper that for her and others wishing to rent seasonally. Some discussion regarding the elimination of that particular clause in the attorney's letter and developing an alternate.

Larry Lofaro stated that we need to get volunteers for nomination at the next meeting and that we need a budget for the next year to be presented at the next meeting.

Larry Berdoll made a motion to adjourn, all in favor; passed unanimously.

The meeting ended at 4:45pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

BWHA 2010 NON - BUDGET EXPENSES

Cash in Bank Dec. 2009	<u>\$ 46,180.21</u>	Balance	(see attached 2009 Inome vs. Expense)
Reserve	\$ 20,000.00		
Extra Cash OVER RESERVE	<u>\$ 26,180.24</u>		
Aerator	\$ 4,431.86	\$ 21,748.38	(membership approved 10K
Lake Plants	\$ 1,167.45	\$ 20,580.93	Board spent = \$ 5,599.31
Irigation	\$ 4,828.61	\$ 15,752.32	
*Access Control	\$ 12,143.05	\$ 3,609.27	
Gate Repair	<u>\$ 12,888.73</u>	<u>\$ (9,279.46)</u>	
	<u>\$ 35,459.70</u>	<u>\$ (9,279.46)</u>	
December 2010 Reserve Account	\$ 21,698.54		
Total December 17, 2020 Checking	<u>\$ 10,050.44</u>		
Total Cash in Bank	<u>\$ 31,748.98</u>		
Special Assessment Access Control	\$ 5,940.00		
Reserve Account	\$ 20,000.00		
Surplus	<u>\$ 5,808.98</u>	<u>\$ (3,470.48)</u>	**2010 present surplus)
Total Cash in Bank	<u>\$ 31,748.98</u>		
*Special Assessment Access Control	\$ 10,250.00		
Collected	<u>\$ 5,940.00</u>		
Balance	<u>\$ 4,310.00</u>		
**50% Down Paymnet for Access Control	\$ 12,143.05		
2010 budget owed	\$ 12,143.05		
minus Special assessment collected	<u>\$ 5,940.00</u>		
2010 budget owed	\$ 6,203.05		
2010 Budget surplus	<u>\$ (3,470.48)</u>		
2010 actual surplus	<u>\$ 2,732.57</u>		

Boynton Waters Homeowners Association, Inc.

Income and Spending 1/1/ 2009 to 12/31/2009

Income Categories

Clicker Receipts	\$620.00
Homeowners Dues	66,504.92
Interest, Late Charges. Reimbursements	368.98
Total Income	\$67,493.90

Expense Categories

Contribution PBCF & R	\$100.00
Common Area- Seal Coating Streets	10,575.00
Common Area-Pressure Clean Sidewalks	1,450.00
Corporate Filing	61.25
Dues and Fees	125.00
Electricity	5,137.42
Gate Clickers	272.44
Gate, Entrance, & Gatehouse	2,218.70
Insurance	2,536.74
Lake Maintenance	9,355.00
Landscape Maintenance	24,639.80
Landscape- New Trees, Bushes, and Flowers	18,119.50
Legal Expenses	1,535.55
Miscellaneous	190.00
Office Supplies	229.75
Post Office	357.80
Stickers for Homeowner's Cars	421.58
Taxes	159.32
Telephone	1,397.63
Website	166.80
Welcome Committee	17.05
Total Expenses	\$ 79,066.33

Net of Income and Expenses \$11,572.43

Cash In Bank 12/31/2009 \$57,752.64

Negative Cash Flow 2009 - 11,572.43

Grand Total \$46,180.21

Cash in Bank 12/31/2009 \$46,180.21

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 16th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the December 19th, 2009 Board of Directors Meeting were previously made available to the board.

Kip motioned to approve the minutes, Larry B. seconded, all in favor.

Treasurers Report – Bill reported

- As of 01/14/2010, the Association has a total of \$54,765.21
- To date, 45 1st quarter dues have been collected and processed with 23 additional dues remaining to be processed.
- The following bills were submitted for payment –
 - \$50.00 for office supplies – reimbursement to Bill Dardick - Kip motioned to pay, Maura seconded, all in favor.
 - \$23.50 attorney fees – Phil motioned to pay, Larry B. seconded, all in favor.
- Phil presented the Income and Spending Report for 1/1/2009 to 12/31/2009.
- Phil presented the Estimated Budget for 2010. Bill motioned to approve the budget, Kip seconded, all in favor.
- Ursula motioned to approve the treasurer's report, Maura seconded, all in favor.

Committee Reports

ARC - Phil reported

- 1 ARC request for paint was submitted and approved by the committee today.

Violations –Chuck and Phil presented.

- Some parking violations have been noted. Chuck will send out a reminder letter to violators.

- Phil will follow up with one homeowner on Aqua Vista regarding a painting violation.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – Phil reported

- Phil sent an email to all regarding sheriff activity in Boynton Waters Friday at 2:30am. The violator was not a burglar as previously reported, but a DUI attempting to escape from the sheriff. The individual was apprehended.
- A reminder – census workers should be properly credentialed. Do not admit them into your home. See email Phil sent for additional details.

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

- A new COBWRA link has replaced the old link.

Landscape and Irrigation - Phil reported.

- The work on the canal to the north is scheduled to be completed by January. April, 2010 at the latest.
- Clint Kirkon who owns Pressure Star, (767-6497) has started pressure cleaning the sidewalks and swales. He also cleans roofs.
- Luis will check the irrigation for the grass common areas between Water Course and Lakeside and Lakeside and Cascade on the south side. Sod replacement may be required.

Lake Maintenance – Phil presented

- Maura is getting complete information on a Broward County Organization that will remove nuisance alligators and not kill them.
- Kip is in the process of securing estimates for a fountain at the front entrance as well as estimates for aeration devices, (including some obtained by Maura), for the canals.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- The clutch for the right exit gate will be replaced on Tuesday. Cost is \$941 plus tax.
- Phil has ordered more gate clickers and requested \$272.42 to cover the cost of the clickers. Bill motioned to pay, Kip seconded, all in favor.

- The installation of additional streetlights on Aqua Vista is under consideration. A homeowner's vote is on the agenda for the March Homeowner's Meeting.

Social Committee - Maura presented

- The Social Committee is working on a March party. More news to follow.

Holiday Decorations Committee

- The multicolored lights will be taken down. White lights will remain for the time being depending on electrical costs.

Old Business - None

New Business -

There will be three vacancies on the Board. Residents interested in running for the March election should submit their names to Phil to be included on the ballot.

Adjournment

Kip motioned to adjourn, Bill seconded, all in favor. The meeting was adjourned at 11:30am.

Next Meeting

- The Feb. meeting will be on Sat. Feb. 13th, at 10am also in the small room.
- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, February 13th, 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch – Jog Road

The following board members were present:

Larry Berdoll
Kip Brandrup
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil called the meeting to order at 10:05 am.

Minutes of Last Meeting –

The minutes of the January 16th, 2010 Board of Directors Meeting were previously made available to the board.

Larry B. motioned to approve the minutes, Larry L. seconded, all in favor.

Treasurers Report – Bill reported

- As of 02/10/2010, the Association has a total of \$52,731.76
- 1st quarter dues for 13 homeowners remain outstanding.
- Bill recommended moving \$10,000 to the interest bearing account. Kip motioned to approve, Larry L seconded, all in favor.
- Phil recommended the new Board move the interest bearing account to a financial institution that offers a higher interest rate. This will require some investigative work on the part of the new Board.
- Total 2009 Income Tax bill came to \$32.99 plus tax preparation fees.
- The following bills were submitted for payment –
 - \$309.23 for foreclosure attorney fees – Phil motioned to pay, Bill seconded, all in favor.
 - \$95 for 5-year Internet domain charge – Bill motioned to pay, Larry L seconded, all in favor.
- Phil will email the Estimated 2010 Budget and the absentee ballots for the March Board Election. Homeowners who do not have email access will be mailed a copy.
- Kip motioned to approve the treasurer's report, Larry B. seconded, all in favor.

Committee Reports

ARC - nothing to report

Violations –Chuck presented.

- Chuck sent two violation letters.
- Additional parking violations are being investigated.

Fine Enforcement – Nothing to report.

Welcome – Phil reported.

- A new homeowner and a new renter will be greeted.

Neighborhood Crime Watch – nothing to report

COBWRA – Eric reported

- Meeting minutes for COBWRA can be found using the link on our website: www.boyntonwaters.org.

Website – Bill reported - Up and running.

Landscape and Irrigation - Phil reported.

- After reviewing Luis' recommendations, Phil suggested Luis add additional sprinkler heads for the common area on the south side of Aqua Vista between Watercourse Way and Lakeside Lane – cost approx. \$250. Kip motioned to approve, Ursula seconded, all in favor.
- Additional sprinkler heads will also be added for the common area on Aqua Vista – south side, between Lakeside Lane and Cascade Court pending new estimate by Luis. (Homeowner has made some sprinkler improvements since the last estimate).
- Purple queens will be added at the entrance to replace the ones that died. The planting will be postponed until spring due to the cold temperatures and watering restrictions.

Lake Maintenance – Phil and Kip presented

- Maura will provide all with the phone number for the organization that will remove nuisance alligators and not kill them.
- Kip shared and distributed information on aerators. Initial estimates come in around \$5800 per side (both sides of entrance are under consideration), plus electrical work, tax, etc. The Board voted to present this information at the March Homeowners Meeting for a homeowner vote. Five Board members voted for, 2 against. An aerator expert will be available at the meeting to answer questions.
- Residents are reminded not to fertilize. The irrigation water contains sufficient nutrients.

Gates and Security – Phil reported.

- Gate repairs came to \$1081.

- The Board approved the installation of two additional streetlights. FPL will install them at no charge; the association must pay for trenching of the electrical lines at less than \$10 per foot so our cost will be negligible. They will be installed on the north side of Aqua Vista at the following locations:
 - between Watercourse Way and Lakeside Lane
 - between Lakeside Lane and Cascade Court.

Maura motioned to approve, Larry L. seconded, all in favor,

Social Committee - Maura presented

- The Social Committee is working on an April party. Possible entertainment for the children are pony rides, or an exotic petting zoo.

Holiday Decorations Committee

- The white lights will be taken down. Maura suggested replacing the white lights with rope lights next year.

Old Business - None

New Business -

There will be three vacancies on the Board. The following residents have submitted their names to be included on the ballot.

Mark Halmo
 Mike Hanson
 Bobbi Malkin
 Chuck Mucciolo
 Rob Uhrie

Adjournment

Kip motioned to adjourn, Larry B. seconded, all in favor. The meeting was adjourned at 11:15am.

Next Meeting

- The Annual Homeowners Meeting will be Sat. March 6th, at 10am at the library in the large room. Everyone should plan to attend!
- The April meeting will be Sat. April 10 in the small room.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday March 6, 2010 – 11:30 am
Palm Beach County Library – West Boynton Branch

Election of new members took place in the first part of the meeting –see minutes from that meeting

Continuation of HOA meeting with new members; the following board members were present:

Larry Lofaro
Larry Berdoll
Maura Slaughter
Mark Halmo
Robert Uhrie
Charles Mucciolo

Phil Kline (outgoing president) gave general direction and information to the new board members. There was a general discussion among the board members to determine the strengths and abilities of each member for the various tasks required. The new board members made nominations as follows:

President – motion by Larry Berdoll for Larry Lofaro seconded by Maura Slaughter, all in favor
Vice-president – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor
Secretary – motion by Mark Halmo for Charles Mucciolo seconded by Maura Slaughter, all in favor
Treasurer – motion by Larry Lofaro for Robert Uhrie seconded by Charles Mucciolo, all in favor
Communications Director – motion by Larry Lofaro for Maura Slaughter seconded by Robert Uhrie, all in favor
Assistant Treasurer – motion by Mark Halmo for Bill Dardick seconded by Maura Slaughter, all in favor
Third Alternate to COBWRA – motion by Larry Lofaro for Larry Berdoll seconded by Maura Slaughter, all in favor

Larry Lofaro made a motion to have the next board meeting on April 14th at 6:30 pm at the library, seconded by Robert Uhrie, all in favor.

Motion to adjourn by Mark Halmo, seconded by Robert Uhrie, all in favor.

Boynton Waters Homeowners Association Inc.
Home Owner's Meeting
Saturday, March 6th 2010, 10:00am
Palm Beach County Library
West Boynton Beach Branch - Jog Road

The following board members were present:

Larry Berdoll
Bill Dardick
Phil Kline
Larry Lofaro
Ursula Rothe
Maura Slaughter

Phil verified we have a quorum of homeowners. 42 homeowners provided absentee ballots or were present at the meeting.

Minutes of Last Meeting –

Phil entertained a motion to approve the minutes of the March 14th, 2009 Annual Homeowner's Meeting, Larry Berdoll motioned to approve, Larry Lofaro seconded, all were in favor.

Treasurers Report – Bill reported

- As of 3/2/2010, the Association has a total of \$54,675.53 in the bank.
- With the exception of two homes in foreclosure, all 1st quarter dues have been paid.
- Larry Berdoll motioned to accept the treasurer's report, Maura seconded, all were in favor.
- 2010 Budget Proposal - Phil referred homeowners to copies of the Boynton Waters Homeowners Association, Inc. Income and Expenses – 2009 as well as the Estimated Budget for 2010 report. Soft copies had been made available via email. The floor was opened for questions and concerns.
- The 2010 Budget Proposal does not include the proposed water improvements for the Watercourse lake aeration on the north and south sides of the entrance.
- A homeowner suggested adding both the Income and Expense Report and the proposed 2010 Budget to the documents on our website.
- Phil entertained a motion to approve the 2010 Proposed Budget, Eric Malkin motioned to approve, Mark Halmo seconded, all in favor.

Election

Four homeowners volunteered for tallying the votes: Lynn Berdoll, Linda DelPopolo, Ros Kline, and Jim Lockyer.

Nominees were given the opportunity to make speeches.

- The election results are as follows with top 3 elected:

Mark Halmo	37
Chuck Mucciolo	37
Rob Uhrie	36
Mike Hansen	19
Bobbi Malkin	8

Committee Reports

ARC – Linda presented

- Several requests for improvements were submitted. All were approved.

Violations – Chuck presented

- 30 letters were sent out to homeowners.

Fine Enforcement – Nothing to report

Welcome – Lynn Berdoll reported

- 2 homeowners are scheduled to be welcomed either this coming Friday or Saturday.

Neighborhood Crime Watch – Larry Lofaro – nothing to report

Website – Bill Dardick reported

- A homeowner suggested an interactive website. Eric Malkin will investigate as COBWRA recently added this feature to their website.
- Bill will add the 2009 Income and Expense Report and the proposed 2010 Budget to the documents available on our website.

Landscape and Irrigation

- Frigid temperatures have taken a toll on the Boynton Water's entrance landscaping. Replanting will be turned over to the new Board.
- Luis has completed the addition of sprinkler heads to cover the common areas on Aqua Vista. Sod replacement will be turned over to the new Board.
- Homeowners are reminded NOT to fertilize.

Lake Maintenance – Phil presented

- Todd Barhydt from Aquatic Systems provided an explanation of improvements that can be expected from an aeration system installation. Todd also answered questions.
- Eric Malkin motioned to grant the Board the authority to spend a maximum of \$10,000 (including maintenance) for a two year experiment for lake improvements realized using aeration systems on Watercourse – north and south side of the entrance. Mark Halmo seconded. By show of hands – 16 homeowner's approved, 7 nays. The motion is approved.

Gates and Security – Phil reported.

- Two additional streetlights will be installed. Both on lights will be on Aqua Vista; one between Watercourse Way and Lakeside Lane, and the second between Lakeside Lane and Cascade Court.

Social – Maura reported.

- The annual picnic will be Saturday, April 24th (rain date will be April 25th)
- The current plan for children’s entertainment is to hire a petting zoo. The cost is \$240.
- Cost for attendance is under discussion depending on Board contributions.

Holiday Decorations – nothing reported.

COBWRA –Eric Malkin reported.

- [www. Boyntonwaters.org](http://www.Boyntonwaters.org) has a link to the COBWRA site
- Phil Kline will be the second alternate for COBWRA

Old Business - None

New Business - None

Phil, Bill and Ursula were thanked for their service to the Association.

Adjournment –

Bill motioned to adjourn, Larry Berdoll seconded, all in favor. The meeting was adjourned at 11:45 am.

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10,000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Motion made by Maura Slaughter to cancel our contract with Lake Doctor and contract with Aquatic Systems for our lake maintenance. Seconded by Mark Halmo. All in favor.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse. Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

A motion was made by Larry Berdoll to adjourn the meeting. Seconded by Robert Uhrle. All in favor.

End of tape

Transcribed by Chuck Mucciolo with additions made by Larry Lofaro

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, April 14, 2010
Meeting Location – Library - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

The meeting began at approximately 6:15 pm.

Call to order, every board member is present.

Approval of minutes from last meeting; no changes.

Motion to approve by Mark Halmo, second by Maura Slaughter, all in favor, passed unanimously.

Treasurers report:

Regular account has \$28,987.44, interest account has \$21,640.60, for a total on hand of 50,628.04
Expenses greater than income of \$3,125.42 however we have 2 non-recurring expenses \$4,220 for aerators, we have \$389.15 spent on aquatic plants and insurance \$2,639.13; we are positive less the non-recurring expense.
One payment was made to Plastridge insurance and one to Philadelphia Insurance.
To date 54 people have paid dues.
No comments or questions.
Motion to approve by Larry Berdoll, second by Larry Lofaro, all in favor, passed unanimously.

Architectural review:

No quorum present; no submittals made

Violations committee:

Reviewed community over a month ago and then reviewed those violations this past weekend.
Several have not been corrected; those go to the board now who would normally send a 14 day letter however the board can send a warning letter giving another 30 days and then the 14 day letter would come later in order to levy a fine. To levy a fine you must give the opportunity to be heard by the board.
Larry Lofaro suggested sending a letter to the violators by the board giving another 30 days.
Outstanding issue is Estelella – not responding to numerous letters – a 14 day letter needs to be sent.
Chuck will review the outstanding violations with Larry Lofaro.
Most are minor violations but need to be followed up by the board.
Maura and Chuck are stepping down from committee.
Remaining members of committee were to speak with homeowners to solicit members.
Teny's name was brought up as a possible member as was Florin Tudor's.
Chuck will assist the new members/chairperson in transition.
All letters have been saved as electronic files.

Fine enforcement:

No body being fined at this time.

Welcome committee:

Larry Berdoll speaking for Lynn Berdoll said that the committee has met with only one new homeowner and they have not yet set up a meeting with them.

Does welcome committee present and review rules.

Understanding that they do not do anything but welcome.

General discussion that it would be good for the welcoming committee to review some of the more important bylaws and covenants.

We need to give direction to committee to review the rules of the community.

Will need to revisit this issue at a later date to give direction.

Crime watch:

Phil handed out information showing that the suit with Watcharinkarn was settled and copy of booking blotter for 9399 Aqua Vista arrest was provided.

Website:

Bill Dardick -Nothing to report. Reminded us that we are owed \$95 for website registry and to let him know if it is not received in short order.

Landscape and Irrigation:

Phil was landscape and irrigation but no longer on board.

Suggested that Chuck deal with these issues.

Chuck said that Rick Fernandez was willing to help out and work closely in communicating with Luis.

Luis was to check irrigation but got delayed due to fertilization schedule.

Don't know where he is at with irrigation.

Chuck will follow up with Fernandez and work with Kip to develop schedule and other issues.

One person, Fernandez, will be the point man for Luis so as to avoid confusion.

Kip reminded us that the palm tree at the corner is interfering with the street light.

We have a contract with Luis that is not dated and the basis for most work is that we must ask Luis to do certain things.

Phil said Luis does the front hedge every 60 days without being told.

Luis just recently sprayed for silver dollar weed.

Chuck and Rick to discuss with Luis the second spray schedule for silver dollar weed.

Phil said that Luis was told not to fertilize.

Weed control was done as part of silver dollar control.

Non phosphate fertilizer was discussed as an option for homeowners. Communications director will put out a note to homeowners regarding this type of fertilizer and that it will help the lake efforts.

No questions or comments.

Lake maintenance:

Mark Halmo reported – all is on track for installation to start very shortly – maintenance to start on the 19th.

Suggestion that letter be sent to homeowners regarding dog feces going into lake as it will contribute to problems with lake.

Aerators and electric, Kip reporting – has compiled various costs and options for installation of light poles and the possibility of using the open trenches to install conduit for future wiring of possible future aerators. There are limited opportunities to tie into transformers or power locations for reasonable price.

In general the cost to install the extra conduit would be approximately an additional \$400. Kip needs to get more accurate numbers for the board to vote on.

Discussion – going to monitor water quality before and after aerators to determine their effectiveness in 9 or 12 months so the board can vote on whether or not to add aerators in additional lake areas. We need to understand the price difference between only the installation of street lights (3) and the street lights plus the conduit. Kip will finalize the bids and costs and report back at next meeting. Kip mentioned later in the meeting that he is suggesting a straight route for running the pipe so as to avoid other utilities. In future to avoid other utilities we may have to tap into other transformers and run conduit between two homes down to lake bank.

Question as to whether or not there will be an electrical box at the back of someone's backyard and if so we need to make those homeowners aware of it to avoid problems.

Gates and Security:

The gate maintenance service has been out several times in recent weeks to replace corroding wires. Historically we spend approximately about \$5,000 a year on gate repairs. We have two proposals - both for approximately \$1,050 for each of the entry gates only – totaling approximately \$2,100; basically a rebuild of the existing units with a one year parts and labor warranty. Kip suggested that exit gate needs immediate attention and that entry gates can wait; contractor developing a proposal. Larry Lofaro suggested tabling the overhauling of the entry gates and concentrate on the exit gates when the proposal comes in.

Special projects:

Talked about extra street lights – a 3rd light was proposed and all considered to be a good idea.

Guardhouse:

Mike Hansen not present – discussion about what the proposed \$300 he suggested we need for improvements. Bob Uhrie to speak with Mike about ultimate costs and determine what is needed. Extent of repairs is clean and repaint walls, clean floor with acid, tile floor with dark grout, replace falling wall mounted sink with new sink and vanity. Mike was going to contribute a desk. We will need a lamp and chair possibly to be donated. Spriggs going to donate two keyless locks. Previously discussed an approval of \$250 but now estimate is higher. Motion by Bob Uhrie to appropriate \$500 for general repairs to guardhouse, seconded by Kip, all in favor, passed unanimously.

Turn-around at guardhouse:

Thought that might be a problem getting approval by county for stacking distance. Not sure what permits might be needed to cut curb if at all. Understanding that pavers would not need a permit but that cutting the curb might. Need to discuss with county what can be done with or without a permit.

Bob Uhrie had to leave at this point.

It was discussed that we should simply begin the investigation of this issue and the related costs. Chuck will work with Larry Berdoll in meeting with the county. Could ask a general question to the county without mentioning the community name. T & P pavers were suggested as a source for information.

Mark Halmo – suggested establishing a number to maintain in reserves since we are proposing/discussing a number of improvements to the community and do not want to leave it with less than adequate reserves. Larry Lofaro reiterated that we are just in the discussion phase of many improvements and we need to understand the big picture and all the costs before we can vote on many of them.

Social committee:

Maura reporting – block party is April 25th. Suggested Macarthur wildlife parties for \$350 to serve both the children and adults entertainment. We now have about 17 children and 70 adults. Motion by Larry Lofaro to appropriate \$350 for contribution to block party, seconded by Mark Halmo, all in favor, approved unanimously. Maura has already paid \$150; will be reimbursed by HOA. Rain date is Sunday.

Bylaws:

Bobbie Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed. Laws appear to be problematic for HOA's but have not been settled on yet. General discussion regarding legal info sent about subordination to first lien holder being a problem for HOA's to collect assessments. Phil suggested that our documents are about as restrictive as we can get and that it is favorable to the association. Phil pointed out that a change to bylaws will require 75% of homeowner buy-in.

COBWRA:

Eric Malkin not present; no report

Old business: none

New business:

Chuck presented two invoices for reimbursement; one for the guardhouse DVR cabinet and one for the digital voice recorder being used at the meeting. Both for approximately \$48 each. Larry Berdoll motioned for approval of reimbursement, seconded by Maura, all in favor, passed unanimously.

Next meeting dates: May 15, 10am & June 10, 6:30pm

Motion to adjourn by Mark Halmo, seconded by Larry Berdoll, all in favor.

Meeting adjourned at approximately 8:00 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, May 15, 2010
Meeting Location – Library – 10:00 am

Call to order.

The meeting began at 10 am.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

Motion to approve minutes of the last meeting by Larry Lofaro, seconded by Charles Mucciolo, all in favor, passed unanimously.

Treasurers report (Robert Uhrie):

- Operating account has \$28,207.54
- Interest bearing account has \$21,654.83
- To date 23 homeowners have not paid and he will call them.
- Received correspondence from attorneys, want to know if they charge for every letter, answer from Phil was yes however the letter in question was general information and will not be charged to us.
- Bills to be paid:
 - At&t - \$106 for one month – inquired to Phil if amount was correct; it was consistent with prior bills
 - Cobwra dues – no amount mentioned
 - Coconut Palm Lawn service \$1500 – consistent with or less than budget
 - FPL – three separate accounts – no amounts mentioned
 - Reimbursement to Kip Bandrup for \$82 for gate repairs
 - Reimbursement to Kip Bandrup for \$7.96 for aeration electrical services
 - Reimbursement to Fred (?) Calloway, a homeowner, for \$300 for 6 months lake cleaning
 - Two invoices from Specialized – not sure about validity – want to speak with Mark Halmo to verify prior to sending out checks

General discussion regarding gate expenses and need to get a good handle on costs to date, projected costs and current warrantees.

Motion made by Robert Uhrie to schedule special meeting to discuss gate issues; because many board members will be on vacation over next few weeks it was determined that a meeting was not necessary but clarification of charges with Kip Bandrup and Mark Halmo would need to take place. Agreement that the bill must be paid however we need to understand exactly what is it for to determine future budgets.

Questions regarding lake aeration and plants – will more charges come in? Regarding budget: spending \$4800 +/- on aeration system. Larry Lofaro suggested that \$500 more be budgeted for additional minor expenses relating to same.

Gate has cost us about \$4,345.00 before the \$3,215 invoice; budget is \$2000, we are \$5500 over budget.

With hurricane season coming up and street light costs we should get a handle on budget.

Larry Lofaro inquired as to the required emergency fund amount. Opinion from two former presidents was that \$2,000 should be set aside for hurricane expenses since we no longer have the large ficus trees.

Larry Lofaro also asked about reserves. Robert Uhrie mentioned that we had some unusual expenses for irrigation repairs, the block party, etc. We should revisit the budget mid year to get a handle on how to go forward for present and future projects as well as unexpected expenses.

Charles Mucciolo made the statement that reserve monies are monies of the homeowners and should therefore be used for the community and not just sit there. We have a pretty good handle on what our expenses are and how much do we keep as some 'earmarked' amount that is reasonable for potential catastrophes.

Eric Malkin, based on his experience with other associations, suggested that we keep \$20,000 earmarked for unexpected major expenses such as guardhouse repairs, roadway repairs etc. Also mentioned that we could be assessed for Lakeside Blvd. across Jog as part of the master association set up by Kennely.

All members agreed that earmarking \$20,000 for unexpected expenses.

Larry Lofaro asked that we show a line item amount for internal roadway future expenses for resealing; \$10,000 approximately in about 5 years.

Gates: motors and boards will need to be replaced about every 2 years. Electronics for the entry side are all new as of a year ago; the exit side was just redone with same. Need to speak with Mark Halmo and Kip Bandrup to get a better understanding of gate issues. We also have issues with the card reader.

Larry Lofaro made a motion to approve the treasurer's report, seconded by Maura, all in favor, approved unanimously.

Question regarding the cost of trimming palms for \$1450. General discussion regarding status of palm trimming. Charles Mucciolo stated that Coconut Palm is putting together numbers for treating the palms or removing and replacing them.

Bill Dardick and Robert Uhrie discussed the accounting program which is no longer produced and Robert Uhrie wants to purchase Quickbooks but did not have the cost available for this meeting.

Architectural review:

Nothing pending no members present.

Violations committee:

- Charles Mucciolo stated that he had been in contact with members asking them to bring forward names of potential new members and a chairperson but to date nothing has been done.
- Board may recommend members. Maura nominated Florin Tudor, Eric Malkin, Teny, the Spriggs, Michele Halmo, Ursula to be members of the committee, seconded by Larry Lofaro, all in favor, approved unanimously.
- Eric Malkin to contact them and set a meeting at his house to then establish a chairperson.
- Letters sent to homeowners from the Board regarding violations will come due in about 30 days at which time we will need to review the status of the violations and determine if further action will be taken.
- We gave them an additional 30 days as a grace period then we would do a 14 day letter.
- Maura Slaughter said we need to address Peter Saba's residence as it is falling into disrepair and will soon affect the surrounding values. No letter has been sent. We have to go on record regarding the violations. Is the Board willing to take on the expenses of covering the pool and maintaining the lawn? Maura Slaughter is going to look into the pool and driveway situation and remedies through code enforcement and advise the board as to what actions we might take. Larry Lofaro said we should send the 14 day letter but it was

determined we will need to see what the prior letters have stated and whether or not we can do the 14 day letter. After the 14 day letter we can then levy a fine of up to \$1,000 based on \$100 per day for 10 days.

- 9399 Aqua Vista Blvd. – renters are not paying rent and the home still has violations and there may be illegal additional renters. Charles Mucciolo elected not to call code enforcement for additional renters however did not because there was no tangible evidence that additional renters were living there. It is really not a Board issue it is a tenant-landlord issue except for any violations not addressed. Some violations have not been addressed to date. Part of the problem is that we have an out of town owner who appears to have certain financial limitations and therefore putting pressure on the owner right now for the violations may not help the situation.
- It was also discussed that there are several non residents associated with 9399 who gain access to the community via access cards or clickers so it is evident that the tenants are passing out access devices to who knows who and potentially jeopardizing the security of the community.
- Card reader has not currently been setup to individualize the access for lockout purposes. Some general discussion to change the system to enable lockouts even if it means having to reissue cards.

Fine enforcement:

- Robert Uhrie asked if we have the ability to fine for late associations payments because some number a late. Phil suggested a phone call and the waiving of late fee if the payment is received within a day or two.
- 23 payments are late as of this date.
- Robert Uhrie is looking for guidance on how to entice on time payments.
- Larry Lofaro made a motion that the Treasurer to use his discretion in applying late fees, seconded by Charles Mucciolo, all in favor, passed unanimously.
- Larry Lofaro made the point that we should not have selective enforcement and the board needs to establish a policy.
- Larry Lofaro made an alternate motion that when 30 days has elapsed from the time a payment is due, the treasurer shall contact via telephone the homeowner giving them an additional 5 days to make the payment after which time a late charge of \$25 has not been received at that time, seconded by Charles Mucciolo, all in favor, passed unanimously. Further discussion that there will be no extenuating circumstances.

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick – not present – no report

Landscape and Irrigation:

Charles Mucciolo reported:

- Luis gave a price of \$200 to repair irrigation.
- Luis gave a price of \$200 for the second treatment of dollar weed.
- Luis gave a price of \$230 per month for regular trimming of the Aqua Vista palm trees however Charles Mucciolo suggested that we should wait on this item until we get a handle on the budget.
- Luis gave a price of \$1450 every 6 months for the trimming of the 58 +/- palms at the front and sides but again Charles Mucciolo suggested waiting on this until we get a handle on the budget and landscape costs.
- Luis was asked to give a price on the repair of sod along Aqua Vista but has not yet done so.
- Charles Mucciolo made a motion to approve the expenditure of \$200 for the second dollar weed treatment and \$200 for the irrigation repairs, seconded by Maura Slaughter, all in favor, approved unanimously.

- Luis does things on a regular basis but is not proactive so it would be in our best interest to get a schedule from another contractor and then get prices from Luis to see where he is in comparison to Sunflower Landscape and perhaps a third bidder.
- PestSmart (Rocky) contacted Phil regarding a second treatment for white fly who suggested that much of the damage of the front ficus may be from sprinklers being on during the freezes or severe cold because he noticed they were on during those times. Ficus is susceptible to the pressure of the rotor irrigation spray. This assessment of the ficus damage was confirmed by Doug Fash of Sunflower who walked the property in preparation for a proposal. This repair of the ficus is something that should be a line item for future repair.
- Doug Fash at Sunflower also said: too much dollar weed which he felt should not need be treated with a herbicide because it is caused by too much water. Adjusting down the irrigation times should help the dollar weed problem. He also commented that the common area looks worse than the individual home sites which is opposite of what he normally sees.
- Sunflower is working on a schedule of tasks and costs.
- Robert Uhrie asked that Sunflower provide a cost for the individual homeowners if they get the job.

Lake maintenance:

Equipment on order should be here this week.

Unknown as to when the plants are going in – should be shortly after the aerators go in.

Gates and Security:

Discussed earlier.

Special projects:

Street Lights –

- Robert Uhrie would like to get a better handle on the costs before going forward
- We have enough in our funds to do the work
- The homeowners have voted for the lights and we are obligated to go forward
- Reiterated that we need a better understanding of the cost and timing
- Decided to defer until discussion with Kip Bandrup.

Guardhouse:

- Materials have not yet been purchased.
- Not yet sure of Mike Hansen's schedule to make improvements.

Holiday decorations:

- Charles Mucciolo suggested that we not use the rope lights and that they be taken down within a reasonable amount of time to be consistent with what we ask of residents. Suggesting we use a holiday light that can be taken down easily. The up lights we currently have should be the year round lighting for the entry and the holiday lights should be separate and distinct.
- Further discussion to be had on this issue.

Turn-around at guardhouse:

No discussion

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief explanation of what GL Homes wants to do with a land swap allowing them to build in the AgReserve. The county commission will not consider it if COBRWA and the Delray Alliance does not approve it. Eric asked for support or denial of the proposal. Board members had some questions regarding the overall impact and could not come to a consensus.

Old business:

None

New business:

None

Larry Lofaro made a motion to adjourn, seconded by Maura Slaughter, all in favor, approved unanimously. Meeting adjourned at approximately 11:45 am.

Next meeting date: Wednesday, June 9, 6:15pm

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
SPECIAL MEETING
Monday, March 15, 2010
Meeting Location – 9367 Aqua Vista Blvd. - 6:30pm

Call to Order

Roll Call:

The following board members were present:

Larry Berdoll, Vice President
Kip Brandrup, Special Projects
Mark Halmo, Special Projects
Larry Lofaro, President
Maura Slaughter, Communications Director
Robert Uhrie, Treasurer

A quorum is present.

The meeting began at approximately 6:30 pm.

Minutes of last general meeting.

Posted on the website incorrectly that Eric Malkin made a motion to spend \$10000 to include the aeration and lake maintenance. Eric clarified that the motion was for the installation and the maintenance of that particular installation – not the maintenance of the lake.

All in agreement that the \$10,000 is just for aeration system and maintenance of same.

Aerator & lake maintenance

Installation and electricity to run it is the subject of the expenditure.

Board members have spoken to various contractors

Three types of power for aeration electric, solar and wind; solar is too new technology to take a chance on right now, wind turbine has aesthetic problems.

Agree that one company should be responsible for all facets to avoid problems.

Spoke with Aquatic Systems – their proposal aerator \$4,220 – equivalent of Lake Doctors – free installation if we provide yearly contract for maintenance.

Power supply exists on both sides of entry.

We do not have firm numbers for electrical – but estimating \$300

Aquatic Systems proposes to plant approximately 200 linear feet of various aquatic plants for \$778.30

Lake Doctors could not provide a cost until we gave them more specifics.

One year warranty on plant material by Aquatic Systems.

Ponte Vecchio is using aerators with great success.

Lake Doctors cost for aeration is \$6,892 including installation.

By purchasing equipment on line we will see a savings over Lake Doctors.

We can go solar on future installations if we determine the technology is proven in the future.

We should budget for future maintenance and overhaul of compressors based on a 5-7 year life span.

\$14,000 is the maximum grant we can get from the county for littoral plantings – waiting to hear back before we write a check. Eric Malkin was granted permission by the board to investigate the possibility of a grant.

Motion made by Mark Halmo to move forward with aeration and aquatic plantings as proposed by Aquatic Systems, seconded by Maura Slaughter. Discussion: Kip suggested that only he and Mark be appointed to deal with the project so as to avoid problems with numerous people contacting the contractor. All in favor.

Mark and Kip will be in charge of the first phase of the lake aeration and planting project.

No penalty for cancelling the Lake Doctor's current contract for lake maintenance.
Mark Halmo expressed great confidence in Aquatic Systems.

Street lights

The board is working on three major projects: lake aeration, street lights and the guardhouse.

Kip has been working with FPL on the street lights; one of the street lights was going to be powered from an existing street light – some 324' of distance. Kip noticed that a closer light exists and wants to be sure that we investigate prior to be sure that we are efficient in the construction and to possibly utilize the electric from the light system for future aerators if allowed. Trenching will cost about \$8.00 a foot which is apparently a very good price. Kip reiterated that while we are working for the street lights we must look to the future needs of the community and plan for it so as to be cost effective. None of the street lights offered by FPL match the current design we have.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, July 17, 2010
Meeting Location – Library – 10am

Call to order.

The meeting began at 10:10 am

There was a very good showing of residents in the audience.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Berdoll moved to approve the minutes of the last meeting, seconded by Mark Halmo, all in favor, passed unanimously.

Board's position is to hold off on posting meeting minutes until the following meeting so they can be approved properly then posted.

Treasurers report:

June 30, 2010 balance of account \$21,683.80

June 30, 2010 checking account balance of \$19,861.38

Thru today 67 homeowners have paid dues.

Notices will go out this week and late fees will be assessed.

It was stated by Larry Lofaro that we have received reimbursement of \$95 for the website, clarified by Treasurer.

Question was asked if late fees could be assessed and Larry Lofaro stated that it is in our declarations; \$25 after 30 days.

Larry Lofaro requested of Maura to contact those who have not paid.

Clarification on what Reserve account is. At previous meeting upon consultation of prior board presidents, it was voted on and approved to establish a reserve account of \$20,000. You can term it reserve or emergency but nonetheless we have set aside \$20,000 in this account. It was not legal up until recently and so we are in compliance with the law. The reserve account is used for emergencies in order for the board to utilize funds from such as hurricane damage and gate repairs that may be over and above budgeted funds. The board can decide to replenish the reserve funds if they are used.

Board is converting accounting to QuickBooks.

Larry Berdoll expressed his opposition to the reserve account. Wants the record to show that it is further complicating things because we already have a savings and checking account and we don't need another

account. Larry Lofaro clarified that we are not setting up a separate bank account but rather it is simply monies within our existing accounts that are earmarked as 'reserve funds'.

Architectural review:

Three approvals all for painting: Rodriguez, Estalella and Lozano.

Violations committee:

Eric Malkin announced that he has offered to serve as chair. First review of new committee takes place tomorrow, Sunday.

Members of the committee are Heidi Somers, Teny Nameth, Cheryl Duckman, Eric Malkin, Lynn Berdoll, Florin Tudor and Ursula Rothe.

Discussion on how to handle damage to the gates. It was unanimously agreed that damage and or forcible entry warrants a service call that should be billed to the homeowner. If not a homeowner then we must conduct an investigation and we may try to work with the homeowner that the worker or visitor is related to. We can pursue through sheriffs department if non cooperation with homeowner.

Fine enforcement:

We were scheduled to have two hearings today. Estalella for painting and miscellaneous repairs however they did apply for and receive approval for painting which should remedy the violations. Zimmer for general cleaning and some painting of house and that work was completed prior to this meeting so the violations have been corrected.

Fine enforcement not present. It is believed that Tom Gallo, Sonja Alvarez and Mrs.Uhrie are members of the committee. Committee is more of an appeal board and is obliged to have a hearing and determine if the board's actions in imposing the fine are warranted. Board may attend the hearing and plead their case. Board members and violations committee members cannot be members of the fine enforcement.

Bobbie Malkin offered to be on fine enforcement.

Welcome committee:

Nothing to report – one new homeowner who has recently closed – their name will be passed on to the committee by Maura Slaughter.

Crime watch:

Phil Kline stated that he did not get many responses to his query for assistance or assets.

We need to post the names of the various block 'captains' on the website.

We should have a meeting of the various block captains.

Library is local area command center for emergencies.

Phil attended safety and security meeting and received information on Devcon who provides a complete access control solution and he will pass that information on to the board. Phil gave a brief overview of the various systems available and brought up some situations we should consider when selecting a new system.

Maura Slaughter made mention of the state inspector who was present in the community last week regarding 9399 Aqua Vista. These renters should be out by the end of the month.

Website:

Website is up and running with no problems.

Bill Dardick acknowledged receipt of mailing list from Maura Slaughter.

Requested that minutes in draft form be posted as soon as available – no objections from board.

Board announced that some regular newsletter will be produced in the near future.

Landscape and Irrigation:

Board stated that irrigation must be up and running properly before we can go forward with any landscape improvements.

Aqua Pro Irrigation has evaluated the system, identified a problem with the pump and replaced the bearing. They also cleaned the intake screen and determined that the pipe was undersized and did replace it last week. They will be performing some work on zone 1 which is showing problems with respect to dead grass and undersized trees. They will also be evaluating the median because of the poor performance of the purple queen. The weeds are too far out of control to apply fertilizer in an effort to salvage the purple queen. Another contractor (horticulturist) determined that the purple queen has a fungus and is too far gone. Some recommendations have been made with respect to watering and plant replacement which will be pursued further by Chuck before any action takes place.

Landscape contract – the board is looking at several landscape contractors with the intent of trying to secure one contractor who will be proactive and be able to handle a multitude of aspects relating to same.

Mark Halmo made a motion to table the selection of a contractor until the next meeting, seconded by Rob Uhrie.

Lake maintenance:

Mark Halmo stated that the first phase of aerators has been in for about a month and that he has been monitoring the progress and things are looking better with respect to clarity of water and presence of fish in those areas.

We need to consider going forward with the rest of the lake based on these good results.

Littoral plants are scheduled to be installed at the end of August.

Mark Halmo asked to be contacted if anything such as leaks from trucks are seen so that he can act on it and prevent those chemicals from going into the lake.

Mark explained a little more about how the aerators work to help the lakes.

Suggestion that website be noted to state that no lawn or landscape cuttings be put in the lake.

Suggestion that we not feed ducks because of the feces created in the community and that they attract alligators.

Question raised about when next evaluation of lake statistics would be taken – December was response.

Some other areas around the lake were noted to be good locations for more littoral plantings and that they should be considered for future.

Some question from the audience regarding timing of lake testing; Mark Halmo said he would address in specifics after the meeting.

We will test the lake in both December and June.

Gates and Security:

Larry Berdoll – gate was broken several weeks ago and a service call was ordered and completed.

Robert Uhrie stated that he received an informal quote was received from Stanley Corporation for approximately \$13,000 for all four gates which was considerably less than prior estimates; this will be pursued for further details.

Gate that was hit by car was working intermittently should have been under warranty for malfunction prior to being hit; Mark Halmo will look into whether or not a service call was ever done prior to the car hitting the gate (June 6).

Special projects:

General discussion regarding future projects anticipated due to ever increasing maintenance expenditures for things such as gates and access control. Things such as additional street lights may need to be postponed so as to not burden our budget while we have higher priority issues such as security.

Issues being considered and evaluated for priority are access control, gate repairs, street lights, landscape maintenance, guardhouse improvements, etc.

General discussion about various options available for access control and how to handle different situations such as visitors.

Guardhouse:

Discussed under 'special projects'.

Holiday decorations:

Thanks to Larry Berdoll for installing the flags on July 4th.

Turn-around at guardhouse:

Determined to be too costly and unknown if required to have Sheriff's department to utilize guardhouse.

Social committee:

No report

Bylaws:

Bobbie Malkin stated she was working on by herself; Chuck Mucciolo volunteered to assist.

When we revise the declarations it will require legal counsel. We can modify the bylaws with no real issues however declarations will be costly and require majority vote of community.

COBWRA:

Eric Malkin reported. Next meeting in August at Valencia Pointe @9:30 am regarding the primary elections.

Valencia Pointe has just installed transponder entry system if you wish to see it. It would be good if more people from our community attended the next meeting. COBWRA information is available through a link on our website.

Due to high traffic standards imposed we will not be able to get a traffic light at the community entry.

Old business:

None

New business:

Mark Halmo suggested changing name of Violations Committee to something less negative. A name change will cost the community \$800 in legal fees. General discussion regarding negative connotation and purpose of committee.

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor, approved unanimously. Meeting adjourned at approximately 11:25am.

Next meeting date: August 24, 6-8pm at the Library

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Wednesday, August 25, 2010
Meeting Location – Library – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Phil Kline, Teny Nameth, Sonia and Lori Goetz and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary
Mark Halmo, Special Projects

A quorum is present.

Mark Halmo moved to approve the minutes of the last meeting, seconded by Maura Slaughter, all in favor.

Larry Lofaro made a statement regarding the meetings that have been held at his home with several board members in response to community talk that meetings are being held improperly. He explained that according to our bylaws and the Florida Statutes that board members have the right to meet to discuss administrative issues so long as the majority of board members are not present. He further stated that no voting takes place and that the meetings are necessary to effect progress on the issues at hand. Meetings will continue to be held from time to time in accordance with the statutes and bylaws.

Treasurers report:

As of July 30, 2010 balance of interest bearing account was \$21,698.54.

As of July 30, 2010 balance of checking account was \$23,675.65.

For the third quarter there remain 4 homeowners with unpaid dues.

Attempted to make contact with these homeowners for payment, no response to date.

Board is allowed to charge a late fee of \$25 after 30 days. Discussion regarding ability to charge interest according to bylaws and statutes. Question posed by Larry Lofaro to the board as to whether or not we will charge interest on delinquent accounts. General agreement that we must not be selective in charging late fees or interest.

Charles Mucciolo read from the bylaws stating that the board must charge interest if we elect to impose a late charge.

Larry Lofaro stated that the highest allowed interest rate in the state of Florida is 18% annual compounded monthly.

Larry Lofaro asked the board if they wanted to go forward with charging interest and all present agreed and Mark Halmo reiterated that we can and must according to the bylaws.

General discussion –

- Whether or not we proceed with liens if these fees are not paid and the fact that we will incur attorney's fees to do so.
- That we may want to work with homeowners on a payment plan.
- We are charged with a fiduciary responsibility to collect fees on a timely basis on behalf of the community and should not make exceptions.
- Whether or not we can file a lien without an attorney; felt that we cannot.

- Regarding Smith residence, we are going forward with a lien to collect unpaid dues. \$3,976 owed to us inclusive of attorneys fees. Smith has been notified by us twice regarding the unpaid dues. The attorneys are going forward with the lien and we incur charges whenever the attorney nudges them for payment.
- Regarding Bartell – (too much side talk to understand what the issues are here) some discussion regarding filing for foreclosure for this residence.

Charles Mucciolo made a motion to have Maura Slaughter contact the attorney to determine whether or not it is in our best interest to foreclose on these homes that are so far in arrears, seconded by Mark Halmo, all in favor.

Maura Slaughter asked how to go forward with those four homeowners that are currently delinquent in dues. Larry Lofaro responded that the next dues statement will show a late charge and interest charge. Board agreed to send a letter to all homeowners notifying them that we will be charging late fees and interest going forward and to do this prior to the next statement of dues going out.

Charles Mucciolo stated that a question had come up with regards to making rules and levying fines and that he recently received from our attorney and answer to that question. Copies of the email were handed out to all members present so that they may review it for our next meeting.

Architectural review:

A quorum was not present so the one application was tabled.

Violations committee:

Eric Malkin presented the board with their list of some 30+ homes with violations. The board reviewed and discussed the violations and approved them for letters to be sent out. Discussion regarding Estalella and the fact that 30 days ago they got approval for painting and that they have been in violation for quite some time. The next step is a 14 day letter to be sent by the board regarding the original violations that have not been corrected.

Discussion regarding 9399 Aqua Vista - Charles Mucciolo gave a brief overview of what has taken place over the past few months. The former resident does tailgate to get in the community however until we are able to present to the police and official eviction notice we can not take action against the former tenant as he has the right to access the property until the eviction notice is finalized.

Robert Uhrie made a motion to have the violations committee send out 30 day letters for all of the 33 homes cited, seconded by Mark Halmo and approved.

Larry Lofaro asked that we look into rental applications through our attorney; can we charge fees, etc.

Charles Mucciolo introduced Lori, daughter of Sonia Goetz. Lori is a property manager for numerous communities and has offered her expertise, at no charge, to assist us with the revamping of our bylaws. She is a resident of the community and can be on a committee. Bobbie Malkin has not been able to make a lot of progress due to work and other obligations. Suggested that Bobbie and Lori exchange phone numbers to begin the process.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

No one present

Crime watch:

Phil Kline reported that the security alert and follow-up alert was distributed to all homeowners successfully.

Website:

No one present

Landscape and Irrigation:

Larry Lofaro stated that the board has been looking into alternate landscape maintenance contractors in an effort to find a contractor who will be more proactive than the current one and to keep the community looking better without board members or others needing to bring issues to their attention. Charles Mucciolo presented a spreadsheet showing the proposed services and related costs from four contractors including the present one (Coconut). He explained that the starting point was to list the services in Coconut's agreement and then to have the other contractors provide their schedule of services on a line item basis. Compared were Coconut Palm, Sunflower Landscape, Landscape Dynamics and Harry Maxime. He explained that the lawn cuts were virtually the same while there were differences in the rates of application for pesticide and fertilizer and the number of times we would need to trim palms. One general member challenged the validity of the comparison and said that Coconut would do the job for several thousand less than was presented. It was discussed that the numbers were derived from the current contract and that even if the price was lower, that was not the issue here, and that the issue was the quality of work received from Coconut that drove the investigation of alternate contractors. Discussion regarding the elimination of fertilizer from the contract as we do not see the need to fertilize the grass. Discussion regarding subcontracting of work and Charles Mucciolo stated that most contractors will subcontract things such as pest control and tree trimming. Discussion regarding whether or not Sunflower would mow individual lawns and Charles Mucciolo stated that they may entertain cutting the residential lots but that it would be a different crew because of the equipment used. Mark Halmo commented that he was impressed in meeting with the Sunflower representative. Question about irrigation responsibility; Charles Mucciolo stated that Sunflower would do a monthly wet check and make normal repairs at no charge. Mark Halmo read from Sunflowers proposal the irrigation responsibilities and found them to be quite extensive.

With no other questions from the board Larry Lofaro made a motion for the board to entertain changing from the current landscape contractor and a suggestion of whom they would use.

Mark Halmo stated that while he likes Luis and will continue to use him on his personal residence he cited a lack of expertise for the community and made a motion to select Sunflower, seconded by Maura Slaughter and approved unanimously by the board members present.

Larry Lofaro stated that he had spoken with Larry Berdoll last night and discussed the fact that we were going to try and make a decision on how to go forward with the landscape contractor; Larry Berdoll had stated that until he had a chance to review the comparisons he would vote to stay with Coconut.

Larry Lofaro requested that Maura Slaughter prepare a letter terminating the contract with Coconut Palm Landscaping in accordance with the current agreement and to speak with Luis directly regarding same and to determine a date to cease his work in accordance with his agreement which provides for a 30 day notice to cancel.

Lake maintenance:

Mark Halmo:

- Water is clarifying
- Grass will be maintained up to 2 feet from the water to promote littoral plant growth and to assist in slowing down erosion.
- Littoral plants will go in by the end of the week.

A water sample will be taken in approximately 45 days for comparison to previous readings.

Gates and Security:

Larry Lofaro stated that the entry gates and access control was hit by lightning.

Mark Halmo stated that two circuit boards of the gates were destroyed and will be replaced. We need grounding rods for elements that do not currently have them. The phone access circuit card was destroyed which is why the gates will remain open until fixed. Larry Lofaro asked for an emergency meeting of the board to discuss the options for the access control repairs and stated that we should not throw money at something that is outdated. We have had several gate access contractors' review the system and all concur that the system is beyond its useful life and that to continue to make repairs does not make sense.

General discussion regarding the ability of the board to make certain repairs that may be perceived to be expenses above and beyond the right of the board. Mark Halmo stated that if we have the spare circuit board for the phone access in the guardhouse we should be up and running however, if we do not, then the entire access control needs to be replaced. We have the desire to replace the system with one that is a few notches above the current system. The question also arises as to the status of permits for the existing gate setup. Charles Mucciolo has spent time at the county building department and finds it unclear as to what permits were actually obtained for the gate and access control systems.

An emergency meeting of the board was scheduled for Tuesday, August 31, 2010 at 6pm.

Charles Mucciolo was directed to contact the attorney to determine if the board can make a decision on this issue without homeowner approval.

Phil Kline was asked to send out a brief security notice regarding why the gates are open.

Special projects:

Street lights – general discussion to table the street lights on the basis that the cost approved by the homeowners was \$3000 and the actual cost is closer to \$6000 and because of the immediate needs to address the access control system.

Mark Halmo made a motion to table the street lights, seconded by Robert Uhrig, all present members in favor.

Social committee:

No report

Bylaws:

No report

COBWRA:

Eric Malkin gave a brief overview of recent actions. He also discussed that the property at Jog and Boynton has a condition of approval stating that the center must be built all at once and not piecemeal. A gas station is a part of that approval from 10 years ago.

Old business:

Nothing

New business:

Nothing

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8pm.

Next meeting date (emergency meeting): August 31, 6pm at Larry Lofaro's residence.

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: Masmks
To: llofaro@comcast.net
Subject: Boynton Waters HOA Emergency Meeting RE: Gates
Date: Friday, August 27, 2010 10:16:01 PM

BOYNTON WATERS NEWS

Meeting Wednesday night

Gates and Security- the gate was hit by a surge during the last lightning storm. The access controls are not working, the system was fried. The gates on the south entrance side were also hit. In order for people to gain access to our community (emergency or non-emergency) the keypads need to work. The gates will remain open until the access system and gate is repaired. **There will be an emergency board meeting Tuesday night @ 6pm (place to be determined and will be posted on the gate). The board will review proposals regarding the access control system and gates.** We hope to have this repaired with an updated system, in a timely manner, so we can have a secured community. This is a very time intensive project that the board is spending many hours of their time to find the best affordable system to keep our community secure. If you would like to learn about the systems the board is considering, please come to hear the proposals. Thank you to the board members who have worked so hard and given up so much of their time. Please lock your cars and doors at all times.

Lakes- Our lakes look great this year!! The aerators seem to be working well. The littoral plants were planted today and should also keep our lakes healthy. The lakes will be tested every 3 months throughout this year for chemical content. **PLEASE DO NOT FERTILIZE YOUR LAWNS- THE RUNOFF OF FERTILIZER GOES INTO THE LAKES AND KILLS OUR AQUATIC SYSTEMS. THE EXPERTS SAY WE HAVE ENOUGH FERTILIZER COMING FROM OUR LAKES DURING WATERING.** Thanks to Mark Halmo, Kip and the other members who worked hard on this project.

Homeowners dues- We now have our communities financial system in Quick Books. A big timely project of data entry but it will keep our books organized and easy to monitor. Thanks Larry, Rob and Chuck for doing this for our community. The board has voted to go forward with a \$25 late fee after 30 days delinquency plus 18% interest as outlined in our bylaws. We will be receiving new invoices quarterly due to Quick Books via email. First new invoice will come mid September.

Landscaping- the front landscaping was cleaned up and new flowers added. Lets keep our community looking nice and staying healthy and safe by not throwing cigarette butts in the flowers and mulch.

Please drive around to other communities and you will notice how nice our roads and homes are kept. It takes a lot of work to keep such a nice boutique community as ours! Thanks to all our residents for having pride of ownership in your homes.

Boynton Waters Homeowners Association Inc.
SPECIAL EMERGENCY MEETING REGARDING GATE ACCESS CONTROL
Board of Directors Meeting
Tuesday, August 31, 2010
Meeting Location: 9367 Aqua Vista Blvd. (Lofaro Residence) – 6pm

Call to order.

The meeting began at 6:05 pm

The general members present were **Bobbie** Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Kip Brandrup, Special projects

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Lofaro introduced Carlos Barrett with Atech of Pompano Beach, as the guest speaker who will explain about gate access systems.

Carlos Barrett spoke about the following:

- He has surveyed our existing system and determined it to be inoperable and out of date.
- His company is a full service company offering the products, installation and service.
- The current system is obsolete and does not offer the current standard of management options.
- The proposed system would consist of a telephone entry system, clickers, key fobs, cards or transponders as we desire.
- He explained the various options available with the newer software most notably the ability to manage the access.
- He offered options for pedestrians to gain access, most importantly, children who are now forced to be in the street when accessing the community because we have no pedestrian gate.
- The option for a car trap consisting of gate arms and dividing the entry into separate resident and guest lanes via the use of slender plastic cones to try and eliminate the piggy backing.
- He offered the evaluation of the current system to determine the extent of the work to be done on a time and materials basis rather than a fixed fee in an effort to save us some money.
- He suggested the use of a key fob as the device that people would have on their key chain in the event they left the community without their car or for children to keep on their person for after school access.

Larry Lofaro asked several questions of Carlos Barrett:

- Are you considered to be an expert in your field? Answer: Yes.
- How long have you been in this field? Answer: 15 years
- Have you evaluated the existing system? Answer: Yes
- How would you describe our existing system? Answer: Obsolete
- Is the system antiquated? Answer: Yes it is.
- Would you recommend spending money to repair the system? Answer: I would not, however I would be able to further evaluate the system and make recommendations but since the system is not currently working and it is antiquated I would not recommend putting any more money into it as there is no guarantees the repairs will last considering the condition of the system as a whole.
- Further discussion regarding the individual components of the gate access control system was had between the Board and Carlos Barrett. The option of including a camera in the phone access keypad so that the resident could have the option of seeing who is at the keypad upon received a modulator from Comcast which should be little or no cost. The current wiring is not up to code and the pedestal is loose in the ground.

Repairing the system, if possible, would still leave it completely obsolete in just a few years due to the changeover from the existing POTS system.

Larry Lofaro opened the discussion up to the general members.

Questions arose regarding:

- Options for those who do not have Comcast with regards to the ability to view a visitor at the gate.
- How much information on each homeowner will need to be stored in the data base; we can limit the info to name and phone number.
- Ability to provide specific times for access; yes the system can do this.
- Cameras for license plate recognition; available at various levels of sophistication. A rough estimate of a basic license plate camera was given as \$800 and would be an option for a later date.
- Can eliminate clickers; by use of transponder which automatically 'reads' your car as it approaches the gate eliminating the need for the driver to do anything manual.
- Necessity for turn-around; an option to be discussed by the board later in the meeting.

This concluded the presentation by Carlos Barrett and the portion of the meeting open to the general members.

Larry Lofaro made a presentation with the following points:

- We have a gate access control system which has been severely damaged by the lightening storm
- We have spoken to Howard Siegel, our current gate serviceman, and he confirmed the damage done to both the gate controllers and the access control system.
- We can take the approach of putting a 'band aid' on the current system for approximately \$1,000.
- Howard Siegel has informed us that taking this approach does not guarantee the full operation of the system due to the poor quality of the original installation and subsequent repairs by others.
- The current system was never equipped with a lightening suppressor system.
- We must provide a lightening suppressor as part of whatever we do.
- All of the consultants we have spoken with have commented that taking a 'band aid' approach would be a waste of money.
- The system is 14 years old with technology that is also that old.
- We have been advised that in 2-3 years the system would be out of date again due to the switch from POTS to a cable based communication system by the telecommunications industry.
- The front gate problems are an example of what we need to avoid; the current Board has already spent this year to date over \$8,500.
- Since 2007 the community has spent \$16,323 on gate repairs. That amount would have been approximately 2/3 of replacing the four gate controllers with a 1 year guarantee; we have no guarantees currently.
- It is likely that we will have to spend additional monies on gate repairs before the year is out.
- The current Board finds itself in somewhat of a gray area with respect to the definition of repairs.
- The Board has an obligation to maintain the gates as operable since we are designated a gated community.
- The Board is obligated to provide safety and security and to work in the best interest of the community with respect to the use of funds.
- We are obligated to maintain, repair, whatever word you want to use, the gate system as a whole.
- We have a clear picture that spending certain monies now will not alleviate us from spending more in the near future if we take a 'band aid' approach.
- Some people in the community are not in favor of spending the additional money while others are in favor of updating the system in an effort to curb the waste of money.
- We get some advantages with a new system with respect to managing the access.
- Our community does in fact experience crime.
- We would like to stop the tailgating of unauthorized visitors.
- In order to achieve a better system we will have to spend more money than just on repairs.
- We may have issues with permits based on the Board's findings while doing our preliminary investigations. Charles Mucciolo has done some of this investigation and will elaborate.

Charles Mucciolo explained that while researching what is on file at the building department it is apparent that even the county is not sure of what has been permitted. It is possible that when a contractor applies for the permits to install any system he will find that other elements of the entry will need to be addressed as the permit runs through the

various departments. It is possible that the county will require a turn around or that we may desire a turn around to accommodate some of the restrictions we want for unauthorized access.

Larry Lofaro stated that several interested parties including homeowners and previous Board Members expressed that we must be prudent in what we do when spending the community's funds. He explained that in an effort to be certain that the Board was within its rights to make the changes to the gate access he contacted Louis Caplan of counsel. He read an email to the Board that he sent to the attorney regarding our current situation with respect to the gate access and the desires of the Board to make certain changes. He also read the response from the attorney which stated that the Board, based on the information we have gained from experts in the field of this type of work and the duty to be fiscally responsible to the homeowners, has the right to authorize work to the access control system which is not simply a repair but a replacement of same for which the community will benefit. The replacement of the equipment is not considered a capital improvement requiring the approval of the general members. Options, such as turn around, barrier gates and pedestrian gate, are considered to be capital improvements and must have the approval of the homeowners. The funding of the maintenance portion of the work is up to the Board and the Board alone.

The second part of the issue involves optional improvements which are considered capital improvements and will be discussed by the Board for a recommendation to the general membership for a vote.

It was further clarified based on discussions with Howard Siegel by several Board members that the repairs are unknown at this time and may involve more than simply repairing the telephone access because of the shoddy condition of the existing system.

Robert Uhrig reminded everyone that we will have to replace the gate controllers at some time in the near future and we must be cognizant of that pending expense.

Larry Lofaro made a motion that we replace the existing telephone keypad with a new one that has a camera, to eliminate the existing card reader and replace it with a key FOB system and to replace the existing clickers with ones that are compatible with the new management software. Maura Slaughter seconded the motion and it passed unanimously.

The board discussed the fact that we must review the proposals we have so far in order to organize the various components proposed into a format that compares everything on an apple to apples basis. Kip Bandrup, Charles Mucciolo and Mark Halmo will be in charge of this review. Once we have this information the Board will be responsible for deciding how to assess the community for these expenses.

General discussion regarding the aforementioned among the Board members to understand the issues we face with regard to possible permit issues, concerns that the original developer did not pull the appropriate permits, the possibility that the county may require a pedestrian gate and/or a turnaround if we are found to not be in compliance with certain codes.

Kip Bandrup gave a brief description of his findings when he visited 27 communities in the area and took notes and measurements as to what those communities employed with regards to access control and gates. Kip Bandrup stated that based on his findings he is in favor of a single arm gate to control tailgating.

Larry Lofaro took an informal poll of the Board members to see who is in favor of adding a pedestrian gate and approximated the cost to be \$5,000. General discussion regarding the pro's and con's of a pedestrian gate.

Charles Mucciolo made a motion that we provide a line item cost for the pedestrian gate along with the other optional elements, seconded by Mark Halmo, all but one member was in favor, the motion passed with a majority vote.

Maura Slaughter stated that her observations indicate that the majority of kids seem to be driven into the community by their parents and do not walk in. Kip Bandrup stated that he spoke to several kids at the entry who indicated that they use clickers to get in the community. Kip Bandrup has also seen kids push open the gates to gain access. There was more general discussion regarding the various types of gates available.

Charles Mucciolo made a motion to present to the general membership line item costs for several options for the pedestrian gate, seconded by Kip Bandrup, all but one member was in favor, the motion passed with a majority vote.

Further discussion regarding the pedestrian gate and the fact that it does relieve us from some liability. Perhaps the members will vote for some option to be done at a later date.

The second option to consider for presentation to the general members is the gate arm for controlling tailgating.

Charles Mucciolo made a presentation of the various components to consider by displaying a scale drawing of the entry along with cutouts representing optional gates, vehicles and the turnaround area needed for a pickup truck and lawn maintenance trailer. A general discussion regarding the positioning of the keypad, turnaround, divider cones, etc. would have on each other and how they would need to be located relating to the existing gates and guardhouse. It was discussed that no matter what access control system we select it will not have an effect on the gate arm or turnaround and vice versa.

There was general discussion regarding the possible liability associated with not installing a turnaround whether or not the county will require it. We also discussed the positioning of divider cones and what effect they might have on both the turnaround and the positioning of the keypad. The visual appeal of the current entry was discussed with regard to the look that a gate arm and cones will create. Kip Bandrup stated that what he saw at the other communities was not appealing and the other members agreed.

The Board concluded that there is not enough information for us at this time to make a clear presentation to the homeowners until we see what the permitting process develops.

Larry Lofaro made a motion that all options in part two (barrier gate, pedestrian gate and turn-around) not be presented to the homeowners at this time because we do not have adequate information, seconded by Mark Halmo, passed unanimously.

Larry Lofaro made a motion to adjourn, seconded by Mark Halmo, all in favor. Meeting adjourned at 8:30pm.

Larry Lofaro made a motion to have Howard Siegel make temporary repairs to the gate access control if the permitting and installation of the new system were to take more than several weeks, no member seconded, all members were opposed, the motion did not pass.

General discussion regarding who will review proposals; decided that Kip Bandrup, Mark Halmo, Larry Berdoll and Charles Mucciolo will assist.

Larry Lofaro moved to adjourn the meeting, seconded by Larry Berdoll, all in favor, motion passed unanimously.

The meeting was adjourned at ~~8:13pm~~ 8:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

FINAL - APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

As of August 31, 2010 balance of checking account was \$24,194.07.

For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Teny Nameth moved from Violations to Fines Committee

Fine enforcement:

Bobbi Malkin present - nothing to report

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent (At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory) ... with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time. General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT – NOT APPROVED BY BOARD

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, September 11, 2010
Meeting Location – Library – 10 am**

Call to order.

The meeting began at 10:13 am

The general members present were Bobbi Malkin, Eric Malkin, Teny Nameth, Ursula Rothe, Lauri Long and Robert Galvin.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Robert Uhrie, Treasurer
Charles Mucciolo, Secretary

A quorum is present.

A typo is present on the previous minutes.

Larry Berdoll made a motion to accept the minutes of the last meeting with changes to be made to the incorrect spelling of Bobbi Malkin's name, seconded by Robert Uhrie, all in favor, motion passed unanimously.

Treasurers report:

As of August 31, 2010 balance of interest bearing account was \$21,713.29.

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For the third quarter there remain 3 homeowners with unpaid dues.

Later in the meeting Larry Lofaro stated that September 15 will mark the date that the 4th quarter dues will be sent out via email; it would be helpful if everyone not on email could make arrangements to receive their statements this way.

Kip Bandrup made a motion to accept the treasurer's report, seconded by Larry Berdoll, all in favor, passed unanimously.

Larry Lofaro started a discussion regarding legal issues with respect to homes in foreclosure and the ability to lien for unpaid assessments. There are two homes that will have the foreclosure finalized in a few months. Larry Berdoll will contact attorney to see if the foreclosures will be lifted and if we should place the lien for the assessments.

General discussion regarding committee members during which Maura Slaughter wrote down all of the names to then be posted on the website.

General discussion regarding covenants and bylaws and the limitations of the Board to make rules. Eric Malkin offered to speak with an attorney (not of counsel to the association) to determine the limitations with regards to the HOA requiring renters to provide certain information.

Architectural review:

Teny Nameth was present with nothing to report.

Violations committee:

Eric Malkin was present and stated that letters had been sent out based on the last meeting. 14 day letters will be sent out promptly at the end of the 30 day letter time frame. Larry Lofaro stated that two homes in the community, 9399

Aqua Vista (Lee) and 9360 Cascade (Saba) appear to have health violations and that Maura Slaughter will contact the health department to see if they can be cited. Charles Mucciolo made a motion to have Kip Bandrup contact a pool company to assess the Saba pool and provide a written estimate to bring the pool into compliance with local health standards and then to give Peter Saba 10 days to make the corrections or the Board will have the work done and place an assessment / lien on the premises.

Fine enforcement:

Bobbi Malkin present; nothing to report.

Welcome committee:

Teny Nameth present: Nothing to report. The Gardeners (Scott and Colleen) at 9376 Cascade will be in town around the end of September and should be contacted.

Crime watch:

Phil Kline is not present – nothing to report

Website:

Bill Dardick is not present; Larry Lofaro stated that Bill has been very helpful and timely with respect to updating the website as requested. Bill will be given the new list of committee members for posting on the website.

Landscape and Irrigation:

Charles Mucciolo was present and stated that he has not yet met with Sunflower to have a pre-start meeting but will be doing so in the upcoming week; he will include Mark Halmo in the meeting. Luis with Coconut Palm has been contacted personally by Larry Lofaro regarding the termination of his contract. Charles Mucciolo stated that approximately \$1,500 in invoices had been received from Aqua-Pro which seemed consistent *(At this point in the meeting the tape recorder stopped unbeknownst to the Secretary – the following accounts in italics are from memory)* ... *with the work needed to be done based on his discussions with Aqua-Pro. Larry Lofaro stated that we had a witness to the fact that Coconut Palm had driven over several newly repaired irrigation heads and the possibly one of the valve controls and that he will be back charging Coconut Palm \$275 for the repairs of the broken heads.*

Lake maintenance:

Mark Halmo not present; some general discussion regarding the apparent success of the aerators as the lakes would normally look poor at this time of year and that if the quality of the lakes continues the Board will at some time in the future, pending financial abilities, consider the expansion of the project to other parts of the lake.

Gates and Security:

Larry Lofaro explained a little about where we are in the process of fixing the access control system and that we are up against two open permits that until they are resolved we cannot go forward. Eric Malkin stated that he was working with the county to try and close those permits. (At some point during discussion on this subject the tape recorder was fixed and turned back on and the following is transcribed from the recording) Kip Bandrup stated that there needs to be a repair of the bearings and gate arms for portions of the gates for approximately \$800. Kip Bandrup made a motion to hire a particular vendor that he had met with to make the repairs. Charles Mucciolo asked Robert Uhrie if we had the funds available to make the repairs and he responded in the affirmative. Larry Berdoll seconded the motion by Kip, all were in favor and the motion passed unanimously.

Larry Lofaro addressed the general members regarding the phasing of various parts of the access control and gate system. Kip Bandrup was asked to continue getting proposals for some of the second phase elements (those to be voted on by the general membership) so that we have a good understanding of what the costs may be.

Holiday Decorations:

Larry Berdoll present – next holiday he will address is Halloween at the next meeting.

Social committee:

Eric and Bobbi Malkin were present - nothing to report

Bylaws:

Bobbi Malkin – (discussed earlier in meeting) will be contacting Lori Goetz regarding modifications to bylaws.

COBWRA:

Eric Malkin present – gave a brief overview of the next meetings coming up along with subject matter, dates and time.
General discussion regarding redefining of school district; more work to be done at future meetings.

Old business:

None

New business:

None

Larry Berdoll made a motion to adjourn, seconded by Charles Mucciolo, all in favor, motion passed.

Meeting adjourned at 11:35am

End of tape

Transcribed by Chuck Mucciolo, Secretary

From: [Masmks](#)
To: llofaro@goinfoprobe.com; larrylofaro@comcast.com
Subject: Boynton Waters Homeowners Re: Gates
Date: Sunday, September 12, 2010 10:20:59 PM

Dear Boynton Waters Homeowners,

The gates will be closing, if all works well, in the next two weeks. The remotes will work that homeowners have already. The cards will not work since the system was hit with lightning. Instead of cards you can program in 6391 to the access panel and it will open. Please do not give this code to anyone other than a homeowner. This is our temporary resolution so people do not have to buy more remotes. The new system will possibly be installed in the next 2-3 months depending on permits, at which time we will all need new window scanners, remotes or whatever they offer.

Kindly,
BWHOA

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

Landscape and Irrigation:

Sunflower took over last Tuesday. We gave Coconut a letter over a month ago stating that the end date was to be September 30th and Luis was notified verbally by Larry Lofaro. It may cost us a bit more money for Sunflower to bring things up to standard because of the condition it was left.

TOO MANY PEOPLE TALKING FROM THE AUDIENCE AND THE BOARD AT THE SAME TIME!!!!!!!!!!

Mark Halmo discussed his concerns about the trimming of palms that he thought should not have been trimmed.

Maura Slaughter stated that Chuck was disappointed in the condition the community was left by Coconut.

Lake maintenance:

Mark Halmo stated that the lakes are looking good; we lost some littoral plantings as was expected. Mark also stated that some plantings may not have been installed per contract and he will look into. Maura Slaughter asked when the lakes would next be tested; Mark Halmo stated he would look into it; it should be November. Mark stated that he replaced the filters and that we should include that into the future budget.

Gates and Security:

Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

Maura Slaughter made a motion that we have an emergency board meeting on October 21, 2010 to discuss the access control system and the future budget to finance same, Larry Lofaro seconded the motion, The motion was approved by all present. The meeting will be at Larry Lofaro's house at 7:30.

Larry Lofaro will be preparing a report, along with Robert Uhrig, to demonstrate how we must go forward with the budget in order to prepare for expenses that were not budgeted for in the prior administrations budget. Larry Lofaro stated that what happened in the past was that when the board had special assessments (somewhere in the area of \$92,000) certain improvements were made using those funds when in fact they are maintenance items that had no budget line. When you add those normal maintenance items into the budget it obviously is going to have to increase. Eric Malkin, from the audience, stated that when he was on the board he wanted to include the road seal coating into the budget and was told he did not have to do that.

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Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter spoke to Linda DelPopolo about a holiday party and will have further discussions. Fiorella's restaurant in Lake Charleston is available for the holiday party. Mark Halmo suggested that we have a future Father's day fishing tournament.

Bylaws:

COBWRA:

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Old business:

Larry Berdoll made a motion to maintain Keith Calloway in his present capacity and compensation (\$50 per month) to clean the lakes of trash such as bottles, paper trash and the like, but not coconuts, for life; seconded by Maura Slaughter, all in favor, motion passed unanimously.

New business:

Larry Lofaro stated that he will most likely not be around January through April due to family obligations.

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Meeting adjourned at approximately 7pm as determined by time clock of the digital recorder.

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End of tape

Transcribed by Chuck Mucciolo, Secretary

APPROVED BY BOARD AT 11-20-2010 MEETING

**Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, October 13, 2010
Meeting Location – Library – 6 pm**

Call to order.

The meeting began at 6pm?

The general members present were Heidi and Mark Sommers, Eric and Bobbi Malkin, Bob Galvin and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects

A quorum is present.

Treasurers report:

General discussion of those in arrears and those paid.

Architectural review:

One application, for the Duckman's to paint their home, has been received.

Violations committee:

Eric Malkin reported. Some 14 day letters will be forwarded to the board. Larry Lofaro requested that in an effort to expedite the process Eric send out the 14 day letters without review by the board.

A separate discussion regarding legal was begun by Larry Lofaro. Larry Berdoll had some letters from the attorney's regarding Bartell and Saba foreclosures. Maura Slaughter to contact attorney regarding status of suit against Smith.

Fine enforcement:

Nothing to report

Welcome committee:

Nothing to report

Crime watch:

Nothing to report

Website:

Bill Dardick was given an update of the committee members for posting on the website.

Landscape and Irrigation:

Sunflower took over last Tuesday. We gave Coconut a letter over a month ago stating that the end date was to be September 30th and Luis was notified verbally by Larry Lofaro. It may cost us a bit more money for Sunflower to bring things up to standard because of the condition it was left.

TOO MANY PEOPLE TALKING FROM THE AUDIENCE AND THE BOARD AT THE SAME TIME!!!!!!!!!!

Mark Halmo discussed his concerns about the trimming of palms that he thought should not have been trimmed.

Maura Slaughter stated that Chuck was disappointed in the condition the community was left by Coconut.

Lake maintenance:

Mark Halmo stated that the lakes are looking good; we lost some littoral plantings as was expected. Mark also stated that some plantings may not have been installed per contract and he will look into it. Maura Slaughter asked when the lakes would next be tested; Mark Halmo stated he would look into it; it should be November. Mark stated that he replaced the filters and that we should include that into the future budget.

Gates and Security:

Kip Bandrup stated that the gates have been repaired; new brackets and bearings were installed. Howard Siegel had to be called to replace two cams that were broken. Kip Bandrup stated that the gates are now in very good operational order; they are level now. The timing of the gates closing was adjusted. Kip Bandrup suggested that we keep the status quo with respect to getting new clickers or transponders; Larry Lofaro stated that we must replace the entry system because we had an incident with the emergency access by the fire department not being able to gain access during an emergency. The control board that we just put in for the telephone entry system is no longer manufactured and will not be serviceable past the end of the year. Larry Lofaro asked that the committee (Kip, Mark and Chuck) meet to finalize the selection of a contractor.

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DRAFT – NOT APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, November 20, 2010
Meeting Location – Library – 10 am

Call to order. The meeting began at 10:10 am

The general members present were Linda DelPopolo, Teny Nameth, Lynn Berdoll, Heidi Sommers, Bob Galvin, David and Mary Peed and Keith Calloway.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Berdoll made a motion to approve the minutes of the last meeting, Maura Slaughter seconded, all in favor; motion passed unanimously.

Larry Lofaro stated that the bank we use has incorrect records for the signatures on the account and we must make the corrections. Larry Berdoll made a motion to have all of the existing names on the account removed, seconded by Maura Slaughter, all in favor; motion passed unanimously. The current names on the account are: Phil Kline, Eric Malkin, Ursula Rothe, Bill Dardick, Kip Bandrup.

Larry Lofaro made a motion that each member of the current board be made a signature on the account, seconded by Charles Mucciolo, all in favor; motion passed unanimously.

All members not currently on the account need to go to BB&T with a copy of these minutes and applicable ID to get their names put on the account.

Treasurers report:

Checking account at the end of the month had a balance of \$23,554.56, savings account has a balance of \$21,741.98. As of today we have 13 homeowners not having paid dues. There is approximately \$3,000 in the checking account because a check was issued for \$12,000 for the access control. It is now over 30 days from when the dues were required to be received so a late charge must be levied on those homeowners. Statements will be sent out to those who have not paid showing the quarterly dues plus the late charges.

Special President's report;

- economy is having adverse affects on everyone
- problems we are having in the community seem to be coming from those homes that are being rented out due to those economic circumstances
- we have to take actions to protect the community and our investments
- nothing in our current bylaws gives us the right to screen or do background checks on potential renters
- Maura Slaughter has been speaking with our attorney to see what kind of modification to the bylaws we can make regarding this and have it ready for the general membership meeting in March.
- Larry Lofaro has observed over the last 6 or 7 months that there is little community participation and that the community cannot rely solely on the board to get things done. We have committees that are very lackadaisical in

doing there jobs. He requested that when the board meets, at least one member of each committee be present to that there can be discussion and questions relating to each committee. Architectural changes to homes are taking place that have not been approved. We need people to step up and participate. His main concern is that because several board members terms are up in March and because we have a lack of participation he does not know who will have the desire to serve and that may force us to go to a management company.

- He made a request that during the board meetings that the general membership respect that this is a board meeting and ask questions, when allowed, that are pertinent to the topic at hand.

Maura Slaughter gave a brief overview of her current understanding of management companies through her work as a realtor. One company (GRS) quoted her \$10 a month per family to take care of the entire community from a management standpoint. The Board stays in effect and meets on a regular basis with the management company answering to the board. Charles Mucciolo clarified that the reason we would have to consider a management company is directly related to non-participation on the part of homeowners through the various committees. The non-action of certain committees ties the hands of the board to be able to manage the community. He cited the fact that we had much difficulty in getting participants for the fines committee and that if we did not have a fines committee the board would not be able to act on the recommendations of the violations committee thus allowing violations to continue without the ability impose fines as a final measure. The management company would act as all of the committees on the behalf of the board of directors.

Questions from the general membership were addressed. Some concerns that management companies do not always follow through as promised. We would need to have an in-depth interview with several management companies to determine what guarantees they can give us.

Maura Slaughter stated that in speaking with our attorney we have to make a change to our bylaws. There is some question on the part of the attorney as to what our bylaws require with respect to the numbers of votes we need in order to amend the bylaws; he is looking into it further. We want to do a renters and buyers application providing for background checks to include criminal and credit.

Mark Halmo made a motion to have Maura Slaughter continue discussion with the attorneys, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Robert Uhrie made a motion to have Maura Slaughter continue to investigate management companies for a presentation to the general membership meeting in March, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Larry Lofaro asked each member to give a brief synopsis of their duties and time spent in an effort to re-evaluate ourselves.

Maura Slaughter – 20-30 hours a week coordination with attorneys, notices, management companies, phone inquiries about community, estoppels letters, questionnaires, foreclosures, assist treasurer.

Robert Uhrie – 20 hours per week - general bookkeeping

Mark Halmo – 15-17 hours a week – dealing with different contractors, warranty follow up on littoral plantings, gate maintenance, contract review

Charles Mucciolo – meeting minutes, landscape and irrigation coordination, compile data for bidding of landscape and access control, compiled site plan and inventory of entire site, review of irrigation system, minor maintenance work – 10-12 hours a week.

Larry Lofaro – 15-20 hours a week, overseeing all of board issues, changed accounting software, access control review and investigation.

Larry Berdoll – 2-3 hours a week - walks community to review general condition, would like to assist treasurer

Kip Bandrup – had a lengthy list that will be attached to these minutes – his numerous projects and hands-on maintenance of various aspects of the gates and lighting adds up to considerable time volunteered to the community.

Larry Lofaro added up the time and it comes to approximately 110 hours per week for all of the Board members. It was acknowledged that much of this time was due to special projects such as landscape bidding, access control bidding, foreclosures, coordination with attorney, etc.

Special assessment and homeowners dues:

Robert Uhrig has reviewed prior expenses and budget and future expenses and developed a budget taking us into 2016. There are a number of large projects coming up. The access control repairs will deplete our reserve accounts. The gate operators are in need of replacement and we have already spent \$13,000 on these operators and the board does not want to waste money on continuing repairs.

Maura Slaughter stated that several homeowners wanted to know why the access control was being replaced when the gates seem to be functioning. Larry Lofaro stated that the access gates are working only because we put in a temporary control card which does not operate the card reader – the card reader no longer works. A resident only has the option of using the keypad or a clicker. That temporary control card cost us \$1200 and we had to do it or else the gates would be stuck in the open position. The card only provided for open access meaning that it is limited in its functions. We cannot leave the system as is because the card is not warranted beyond December 31 and will not be serviceable after that date – it is a temporary fix.

Robert Uhrig gave a presentation on the new budget:

The budget includes several items that were not accounted for in prior budgets, such as seal coating of the roads. This type of expense was previously taken from the reserve account. There is a contingency of 10% provided for. We will have our reserve account almost back to normal by around June of next year, in time for hurricane season. The increase in grounds keeping is primarily due to the inclusion of road maintenance, street lights, irrigation, pest control, tree trimming above and beyond the base costs for landscape maintenance. The budgets for subsequent years are less as we anticipate less expenditure on gate controllers and the like. Budgets after 2014 will be even less as we will no longer need to replenish our reserve account. The amount we will need to assess to make up the difference between the cost of the access control and the funds available in the reserve is approximately \$10,000 or \$110 per homeowner. Replacing the gate controllers we have the option of special assessing for it now or allowing homeowners to pay for it on top of the quarterly increase in dues.

The board agrees that we should not be spending more money on gate controller motors and budget for the replacements.

According to the proposed budget homeowners fees need to be increased \$10 per month just to run the community and provide for the things we have been doing all along but not previously budgeted for.

The access control repairs require a special assessment of \$10,000 or \$110 per homeowner.

The gate controllers require a special assess of \$22,000 or \$240 per homeowner.

A total special assessment of \$350. We need the \$110 assessment now and the \$240 can be collected over some period of time depending on when we think we will need to replace one or more of the gate controllers.

Charles Mucciolo made mention that he understood that we are mandated by law to rewrite our bylaws every 10 years and that will come due in 2011 and that we should try to budget for that. A rough estimation of that expense was put at \$8-10,000. Because the board was not certain of this and did not want to hold up the needed increases in fees and assessments it was decided that a special assessment for these legal fees would be levied if warranted. Robert Uhrig stated that there is a 10% contingency in the budget which could be used for additional legal fees if necessary. Larry Berdoll reiterated that the amounts budgeted do not need to be used specifically for those line items if costs change or unforeseen expenses occur.

Maura Slaughter expressed her concern about spending money on something that is not broken referring to the special assessment of \$240 for the not yet broken gate controllers. Suggested we see how it goes with the motors for 6 months then reevaluate the special assessment for the controllers.

Maura Slaughter made a motion to increase the quarterly dues from by \$30 from \$180 to \$210 to cover our operating expenses, Mark Halmo seconded, all in favor; motion passed unanimously.

Discussion about how to move forward with special assessments for the separate issues of access control and gate controllers.

Mark Halmo made a motion to assess the homeowners \$110 for the access control repairs, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Kip Bandrup offered to survey the existing gate controllers for evaluation of longevity and to consult our current gate serviceman, Howard Siegel, and to present his findings at the next meeting.

Larry Berdoll made a motion to table the gate controller assessment of \$240 until we get a report on the condition of the controllers, seconded by Mark Halmo, all in favor; motion passed unanimously.

The new homeowners' dues will take affect in January. We need to special assess for the \$110 right away as bills for the access control will be coming due.

Discussion regarding timing of \$110 special assessment in consideration of holidays, ability to collect, etc.

Maura Slaughter made a motion to have the \$110 special assessment due by December 12, 2010, seconded by Kip Bandrup, all but one board member, Mark Halmo, were in favor; motion passed.

Maura Slaughter stated that we should be receiving approximately \$750 from the foreclosure on lot 84. We have approximately \$1,800 on this action. We are obligated to after these non payers and there may be other, less costly action we can take that Maura is looking into called a notice of demand which may supersede even foreclosures. Special assessments not paid can result in a lien against the property.

Bob Galvin from the audience had a question about why we are replacing the gate access; Mark Halmo explained the current state of the system and the specific reasons behind the necessity for repair/replacement.

Architectural review committee:

Linda DelPopolo stated that they recently had a review of the Duckman's exterior color scheme and it was approved.

Violations committee:

Heidi Sommers stated that they will be taking a drive through to review the progress from the last letters sent and asked if the next step was the 14 day letter. Charles Mucciolo expressed concern about the violations committee and its apparent inaction and further stated his belief that the violations committee was a cornerstone committee that the community depends on as a first line of defense to keep things in order and maintain our property values. He said that on September 11 Eric Malkin stated that letters had been sent out and that with respect to one property in particular, 9399 Aqua Vista, we are far beyond the point when a 14 day letter should have been sent out in October. The lack of following the process we have is one prime reason we will have to go to a management company if this committee cannot act in a timely manner. Larry Lofaro expressed the inability for the board to get further involved. If we don't act on the various violations expediently the neighborhood is going to go downhill quickly. **The board requested that the violations committee prepare a report of the status of all violations and what actions are being taken.**

Maura Slaughter stated that she prepared a signature sheet for tenants stating that they have received bylaws and covenants. Welcome committee has a similar package for new owners.

Fine enforcement:

Nothing to report

Welcome committee:

Lynn Berdoll – explained inability to contact some new homeowners, some do not want to be contacted; suggested that a certified letter with the bylaws be sent to them. Maura Slaughter did speak with the new owners at lot 2 and explained the bylaws and covenants.

Crime watch:

No representative present

Website:

No representative present

Landscape and Irrigation:

Not discussed

Lake maintenance:

Mark Halmo said lakes are shaping up, water samples to be taken in December, warranty follow up on littoral plantings. Water level has been dropped as a result of change made to weir by LWDD. Suggestion made by Keith to have someone come in and clean out the coconuts from the lake.

Gates and Security:

Larry Lofaro said the new software has been received and a form needs to be developed to get information from each homeowner. Each home will get two clickers and one phone number in the system. We should charge some minor fee for additional numbers to be entered. Larry Berdoll read from an email sent by the Malkins citing problems with the lights up front, the fact that it is daylight savings and people are not putting their lights on early enough, etc. Larry Lofaro stated that this kind of effort put into violations would help the community.

Holiday Decorations:

Larry Berdoll stated that he will be putting up some decorations for Halloween.

Social committee:

Maura Slaughter stated that the holiday party is December 8th.

Bylaws:

Not discussed

COBWRA:

Larry Berdoll gave a brief report as he attended the last meeting in Eric's absence. Number of car break-ins down but all were left unlocked. 94 communities make up COBRWA.

Old business:

None

New business:

Next meeting December 14

Following meeting January 15

Mark Halmo made a motion to adjourn, seconded by Maura Slaughter, all in favor, motion passed unanimously. Meeting adjourned at approximately 12:05pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

Boynton Waters HOA Newsletter

Meeting: Tuesday Dec 14th @ Library. Some of the topics to be discussed.

Presidents Report- Larry will be addressing the emails circulated to the homeowners over Thanksgiving weekend.

-open to discussion for statements and questions.

Special Assessment- please send in your \$110 due Dec 12, 2010.

Homeowners Dues- quarterly bill of \$210 will be mailed out to all homeowners on Dec. 15, 2010 with new increase added, due Jan 1,2011.

Welcome- Please welcome 2 new families to our community.

* Scott and Colleen Gardner on 9376 Cascade Court (and her Dad Jim)

* Veda, Margaret and Lucille on 9345 Water Course Way

Lake Maintenance- Mark Halmo informs us we may see some dead fish from the cold.

Gates and Security- Information sheets are being developed and will be sent to every homeowner in January for the new access control system.

2 remotes will be given, additional remotes may be purchased. More information given at meeting.

Social- Thank you Linda DelPopolo for a great Holiday Party Dinner. The food and company were great!

Nominations for upcoming positions- please consider running for a Board position. 4 seats will be open in our election in March. Please let me know if you are interested in running.

PLEASE COME AND GET INVOLVED IN YOUR COMMUNITY

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, December 18, 2010
Meeting Location – Library – 2:30 pm

Call to order. The meeting began at 2:35pm

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Ann Marie Kominik, Bill and Georgia Dardick, James Lockyer, Shellie Almond, Teny and Max Nameth, Rosina Zimmer and husband, Stuart Mischner, Linda Delpopolo, Michael Grigelis and Felicia Popovici.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro made a motion to approve the minutes from the last meeting (November 20), seconded by Larry Berdoll, all in favor; motion passes.

Treasurers report:

The starting balance in the checking account was \$23,554.56, we received \$2,060 in deposits, we had expenses of \$17,729.31, an ending balance of \$7,880.35. In the savings account (reserves) we had a beginning balance of \$21,741.98 and an ending \$21,754.49.

Approximately ½ of the special assessment has been collected.

Larry Lofaro reminded everyone present that the meeting is recorded and asked everyone to conduct themselves accordingly so that everyone can be heard and their comments recorded accurately.

Larry Lofaro stated that he wanted to address the emails that went out by several homeowners over the Thanksgiving holiday and that the board members and the general members would have an opportunity to respond and ask questions. He went on to read the following:

“Over the past several weeks, in particular Thanksgiving weekend, several disingenuous emails were circulated throughout the memberships from behind closed doors. Every member is certainly entitled to their opinion. However, I believe just as the founders of this country, that these opinions should be expressed openly and in a public forum. Many of the emails, circulated were from members who have not attended any of the meetings of the Board. Statements, dollar amounts, and notices were given in the emails. As President, it is my duty to address these issues, take proper action when and where required for the best interests of the members. Before I begin, let me preface that at no time am I making any allocations of misconduct or wrong-doing by any prior member of the Board or prior administration. This Board praises the past Board – in fact four member of the present Board were members of the past Board. Larry Berdoll, Maura Slaughter, Kip Bandrup and myself (Larry Lofaro) were members of the past board.

The Past Board has enhanced our community –

- Paving of the Roads
- Flower Bed Landscaping at the front gate
- Pressure cleaning sidewalks
- Etc.

The main issue that is being circulated and stated in these emails is that this Board is “spending Board”. What has happened to all the money in the reserve? If the people who wrote the emails would have attended the Board meetings they would know the answers. The correct answers not the innuendoes. Let me address this issue – to help you understand I will pass out the following information so all can follow. (Two sheets were passed out - see attachments 1 and 2).

Larry referred to the second page which is the Income and Spending for 2009. He explained the difference between a reserve and a surplus. “A reserve is money that is collected by a special assessment and placed in account and a surplus is any money remaining after the budgeted expenses.” He went on to explain the numbers on sheet 1 (BWHOA 2010 NON-BUDGET EXPENSES).

Let’s just briefly talking about accounting – again at no time am I making any allegation of misconduct or wrong doing by any prior member of the Board or prior administration. Everyone does their accounting at their own discretion. At the first meeting of this Board I requested that a separate account – in the general ledger - be created for surplus funds. The purpose was to get a clear, true and accurate understanding of the surplus funds in regards to the surplus funds. In the past the special assessment money collected in 2005 and 2006 was co-mingled with the budget as homeowner’s dues. Again, no accusations of wrong doing.

Therefore when the budget income was projected at \$66,000.00 a surplus was created from the special assessment because the special assessment money was put into homeowners dues. So therefore special assessment money came in and was put into homeowners’ dues in 2005 and 2006 the budget showed homeowners dues of 90-100 thousand dollars. You are going to have a surplus. That surplus was carried over year after year until it was spent. No doubt the money was spent for the betterment of the community. In the following years money not spent on the budget was added to the surplus - during the years from 2006 to 2009 all of the income was not spent and that created a surplus. For example if the budgeted amount was for \$66,000 and only \$54,000 was expensed there was a surplus of \$12,000 for the year. Various projects, excellent projects for the benefit of the community, were approved and implemented by the prior administration. In fact money that may have been spent was not spent. This created the surplus. What I am saying is that there are two types of surplus that were comingled – Special assessment and Budget surplus.

All I wanted to do is to get a complete understand and present a true and accurate representation of the surplus to the members so they could understand under my administration. No accusations, negative comments have been made by members of this board regarding previous boards. Everyone does their accounting as they best see fit.

The Present Board has never criticized or made any negative comments regarding the budgeting and spending of community moneys in the past - it doesn’t make sense because members of this board were members of the previous Board. This Board recognizes what has been achieved in the past and wishes to continue to maintain now and into the future the enhancements the prior administration accomplished as well as create our own enhancements for the community.

The simple fact is that prior administrations were able to achieve the enhancements from the surplus of money generated by a special assessment and budgeted surplus. Some of enhancements and the future maintenance of these enhancements were never budgeted for (Street Paving, Aerators, etc.). That is what this Board is been saying all along.

I have great respect for Phil Kline and all members of his Board. However, I was taken back regarding the emails sent by both Phil Kline and Bill Dardick. I thought they knew me better. Why they did not call me on the phone and voice their concerns before sending out the emails is beyond my understanding. I would have clearly explained to them what I am saying now and what was said in the past. The Board meetings are open to all members and for their own reason they decided not to attend. They decided to hear the information from a grape vine and respond to the mis-information they were provided from behind closed doors and not in a public forum. I can recall when they attended the Board meeting and members of this Board looked to them and asked them questions, which they gladly provided regarding By- laws, Foreclosures, access control.

In their emails they both mention that we enjoy spending the homeowner's money without their approval (at this point Bill Dardick, in the audience, expressed that he did not say that) – we are an expense spending Board - whatever that term means. We are elected by the homeowners and the Bylaws state that we don't need approval of the members to run and maintain the community.

Phil Kline stated in his email: *“he totally disagreed and haven't been going to meetings to keep from getting pissed off”* - Thank God this country doesn't go along with that.

Phil disagreed with the access control saying he believed it was considered a capital improvement and therefore required approval of the membership. He is certainly entitled to his opinion. In fact at the Board meeting he warned the Board to be careful and use due diligence in making their decision. My opinion on the other hand was since the access control could not be repaired on a permanent basis, felt replacement of the access control for the safety of the community was not a capital improvement. So, who was I to say I was right and Phil was wrong. After listening to Phil and out of respect for his wisdom, I decided to contact the attorney regarding this matter. In the meantime the Board was planning to hold a special membership meeting if Phil was correct however; I was advised by the attorney that it was not considered a capital improvement and the Board could vote to replace the system and vote on how the membership should pay for the system. The rest is history.

Phil then wrote “the treasurer has done an in-depth analysis of our budget for the last few years and the current budget. Due to non budget items that we must add as budgeted items our dues are increasing....”

Again, the grape vine. If Phil were at the meeting he would have heard the Treasurer state - he had done in-depth analysis of our budget for the next five years, not the past few years and stated that because some items were not budgeted in the past and because of future expenses that need to be included in the budget our homeowner dues are increasing.

Phil then wrote -- *‘A quick glance at income vs. spending beginning in 2006, (the year I came back on the board), shows we had \$7,699 in the bank at the start of that year. Because we spent prudently, we had a surplus of \$21,117 in 2006, a surplus of \$18,737 in 2007, and a surplus of \$10,289 in 2008 so that at the start of 2009 we enjoyed a surplus of \$50K.’*

Excuse me - Phil, you were disingenuous in your statement. He did not mention in addition to his administration saving money there was a surplus. The surplus started by the creation of the special assessment in 2005. Phil did not mention - again I refer all of you to page 2 (the 2009 budget) the budget had a negative cash flow, repeat, a negative cash flow of \$11,500 and the number in the bank was \$46,180 not \$50,000.

Again, this board, 2010 income and expenses presently shows a negative cash flow of \$16,000 but when you take into consideration what we've done, the aerators, the lake plants, \$13,000 for the gates, \$12,000 for access control \$4,800 for irrigation - this board has spent only \$4,500 more than 2009.

Phil then states that *his administration was prudent* - it was prudent but, the prudent spending of the prior administration was inherited by this administration. He states *“all projects were formally approved by the homeowners, (although the first two probably didn't need to be I feel everything should be), and of course, no assessments or dues increases were needed.”* (Because of the special assessment and surplus).

But Phil, you've got to make up your mind. You originally state that this board never asked permission for spending and then you state that we really don't need to ask permission. Great respect is given to Phil Kline and everybody (on the board), I'm just setting the record straight. The Bylaws is the factor that dictates.

(Regarding) Bill Dardick - As the Treasurer of the "previous administration", you write: *“I, too, take exception to the comments made by the present Board of Directors regarding the budgeting and spending of community monies in the past. I would like the opportunity to examine this "in-depth" analysis, prepared by the present Board Treasurer, as I was part of that "previous administration"... and I, along with the other members of our administration, managed your money in a most responsible and prudent manner. In short, we showed the community a positive cash position -- consistently -- for the past 6 years. I just can't fathom the thought of how we went from a \$50,000 surplus -- to \$32,200 in special assessments and an annual increase of \$120 in Homeowners dues. This is a total outrage!”*

First of all Bill, if you are going to make a statement, the special assessment was \$10,120 not \$32,200 - I have no idea how you came up with that number. Our books and records are open to all members, anytime, anyplace, anywhere, just give us due notice.

In fact Bill, I agree you were an excellent treasurer – I formally now ask your assistance to help this board and will immediately appoint you as bookkeeper, this way your expertise, knowledge and understanding of the financials records would be an invaluable service to this board and more important the members of the community. Do you accept?

Bill Dardick replied: *“I’m not going to express (inaudible)”*. Larry Lofaro said “we will get back to it, I understand.”

With regard to the emails circulated by other members, I can only request that you attend the meetings (to be) aware of what the board is discussing this way you have a clear understanding of the facts before you put them in writing.

With regard to the email circulated by Barbara Malkin, in the email you placed the board on notice, made serious accusations against this board and in particular against an unidentified member of the board. As president it is my responsibility and duty to address this accusation, conduct an in-depth investigation, and present the findings to the Board and members of the association. Therefore, I ask you Barbara that any and all information regarding your allegation be provided to me in a (formal) written statement with any documentation and or evidence that may support the allegation. I will assist you in any way possible so I can conduct a proper investigation into your allegations.

When everything is said and done, for all you people who sent these emails out, if it was your intention to create havoc, harm, animosity throughout the community congratulations, you succeeded. I don’t know, and I’m doing everything in my power as president, to stop the majority of members of this board from resigning. We have done nothing but for the best interests of this community. We are not the spending board, we’ve done what needed to be done. I don’t care how ever you look at the numbers, it can be determined whatever way you want, the facts are simple, money came in, money went out, money was not budgeted for, \$13,000 in gate repair, the access control, etc. this board has done a terrific job and put in an endless amount of time for this community and if you people are going to come back at us through emails and not attend the meetings and criticize us make sure your facts are correct.

The bottom line is, if the budget calls for income of \$66,000 and we spent only \$50,000, that’s \$16,000 that’s not spent. As far as I’m concerned that \$16,000 should not be carried over; it should be spent for enhancements of the community or should be given back to the homeowners. That’s my money, one ninety-second of that money belongs to me. I prefer that it be spent on the enhancement of the community.

With that I turn it over to the members of the board who wish to make statements or ask questions.

Mark Halmo: Just to clarify, as far as the expenditures for the gates. Before the lightning strikes we had to bore the road for \$5,000. I also found out that the entry side had been done several years prior to that so I looked into everything and found that the electrical was not done to code. We found that the underground damage came from the original system not being installed to code. Fast forward to the entry system we are replacing. We have a system with a lot of mileage on it - it needs replacing. We are enhancing the new system to last for many years. We put out a request for proposals for the new system. There was a comment about a lack of expertise on the part of the Board to make the right selection. Kip has been in the trade (inaudible - 45?) years. Charles Mucciolo has been in engineering for 30 years. Larry Lofaro stated that he had been a consultant for the access control replacement for several hospitals in New York. With all that experience we still went out to five different access control contractors. My consultation with others in the trade convinced me to do the job right and not take shortcuts. The electrical is a safety hazard and we could be (liable) for a landscaper or someone who hits the line. I take the time to maintain the gates with grease every month. Everyone on this board invests time to save the community money.

Kip stated that he has a report on the gate controllers for another time.

Mark Halmo made the point to the general members that this is not a ‘spend fest’. We are trying to get the most out of what we spend but there is a lot of work, a lot of expensive electrical work that needs to be done.

Maura Slaughter stated that the emails are supposed to be used by the board for official business only, newsletters, billing, etc. People have asked to be taken off our email list because of the banter that was going back and forth. Those are not public emails for everyone to use. Don't send emails, come to the meetings. I'm not going to do the newsletters anymore because I constantly get nasty remarks back. I get complaints about everything. Complaints about the meetings being held on a Tuesday, suggesting that we (the Board) does it for our convenience when in fact we do it for the community at large. We alternate because of everyone's varied schedule. It was not set in stone when the Board was formed that the meetings had to be on a certain day. It is very hard to be on this Board and invest the time I do writing the newsletter only to get nasty emails so I'm not doing it anymore. If people want to know what is going on they can come to the meetings or read the minutes.

Charles Mucciolo said he would like to respond to one of the emails sent and it is as follows:

Black = Original letter from Barbara Malkin

Red = Response from Charles Mucciolo, Board Member

From Barbara Malkin – To the Board and Homeowners of Boynton Waters:

As I, along with an attorney (pro bono) I have devoted many hours to the up-dating of the BWHOA By-Laws and the creation of Community Rules and Regulations, I was very surprised to read in the Minutes of the last meeting that apparently members of the Board have been consulting with our Attorneys regarding the same thing and that I have not been provided with this information.

The discussion that the Board had was with respect to finding out what rights we have regarding new resident and tenant screening. We felt that this was an urgent issue and with no report on the bylaws to date from you, we acted to expedite a legal opinion from our attorney of record.

If you would like for me to continue with this project, please provide me with the information that you obtained, so that we can avoid time spent in re-writes. If you find that you do not wish to include me in either discussions or the sharing of information in this area, then I may be forced to walk away from this project due to the lack of support from the Board and the counter-productivity of my efforts.

Your statement regarding lack of support is unwarranted. Since this board has been in existence there have been three entries into the minutes regarding the bylaws you volunteered to handle:

- April-14-2010 Bobbi Malkin – has not had time to do anything yet. Also waiting for legislative bills to be passed.
- July 17, 2010 Bobbi Malkin stated that she was working by herself; Charles Mucciolo volunteered to assist.
- September 11, 2010 – Bobbi Malkin will be contacting Lori Goetz regarding modifications to bylaws.

All other entries show as 'nothing to report'.

To date, we have received only one request for assistance from you and that was addressed immediately by me only to have you contact me four months later to say you did not receive the information. The minutes show little or no progress on the bylaws and the board has not received anything in writing for review. We would like to know who the person is that you are consulting with, what their qualifications are, and to get a written report outlining the progress to date.

And, it would appear that your plans are to have the Attorney draw up new By-Laws in 2011 at an estimated cost of \$8,000 to \$10,000; why am I wasting my time and the time of an attorney, since it appears obvious that the Board would rather spend more of our money?

Sometime during the last year I believe Phil Kline stated that we needed to revisit the bylaws and could use that opportunity to make changes - that is the presumption I was responding to. The 8-10 thousand was just a number to budget for - it could be less or more. At some point, even if the work you are providing is free, I believe it would be in our best interest to have the attorneys who have represented this community for a number of years review the final draft. Will you inquire with your attorney as to any requirements we have regarding any mandated updating or changes to our current bylaws and inform the Board, in writing, of same?

Regarding the non-participation of homeowners in the Community on committees, etc., you should be aware that many people in the Community feel that their work is not appreciated; that regardless of what they do, it is not appreciated and that the Board works in opposition to their efforts. On the one hand, you invite all homeowners to attend Board Meetings, but then advise them that they are guests of the Board and they are not to participate unless specifically requested to comment or to make a report, thus making it apparent that you do not really want their input or participation in your (the Board's) meeting.

This is a false statement and as the wife of a former board president and having participated in so many meetings you should be familiar with the Bylaws which state in Article 3 Section 5: "Members may attend all Board meetings, except those with the Association's attorney relating to pending or potential litigation. No member shall have the right to speak at or interrupt a Board meeting, except at the Board's request."

That's exactly how the previous board conducted their meetings and this board has always promoted participation so long as it was done in accordance with the bylaws.

Being chastised by a member of the Board in a public forum because some items were not done in what they (the Board) considered to be a timely manner or "lackadaisical" in nature, is not the way to encourage homeowner involvement and the volunteering of their time.

You claim that I chastised a committee, I say that I asked pointed and pertinent questions after I inquired by email to the chairman (Nov. 16) as to the progress of that committee but received no answer and after that same chairperson promised another board member a report at the next meeting and we got nothing.

When someone commits to a position such as chairman of a committee it is expected that they will make every effort to fulfill their obligations and the Board has the duty to ask questions and motivate the committee to do the job they are assigned to - otherwise the bylaws simply cannot be enforced.

As several members of the Board have pointed out, this is not an over 55 community where the vast majority of homeowners are retired; we are a "family" community, where most of our homeowners work. There are times when even trying to schedule a meeting of a particular committee is difficult due to the inability to insure a quorum with the numerous conflicts in schedules. Those of us who are trying to make a difference and volunteer our time would appreciate some "thanks" from the Board vs. criticism that our efforts are not quite good enough.

These statements apply equally to the Board members - we all have the same responsibilities and receive criticism regarding our efforts - as evidenced by your letter.

It should also be noted that previous Boards operated with similar homeowner participation and a property management company was not deemed to be necessary to the on-going needs or betterment of the community. Turning these many duties over to a management company would not be in the best interests of our Community nor cost effective.

Management companies in our area vary dramatically as to their costs, reliability and consistency; all of which to say that I have not heard of a Community that is thoroughly happy with the job that their particular management company is doing (GRS being one that I have not heard anything good about their handling of properties or people).

You know from your participation in previous meetings that it has been difficult to get volunteers for the committees. Even a 7 member Board can only do so much and is restricted from holding certain multiple positions. Find us residents for committees who can fulfill the responsibilities and we can avoid outside management.

Another item, which may be of minimal consideration on the part of the Board, is the scheduling of Board Meetings. In years past, the vast majority of meetings have been held on the 2nd Saturday morning of the month vs. the current scheduling of meetings monthly with no rhyme or reason as to their regularity, making it virtually impossible for homeowners to plan their own monthly calendar should they wish to participate.

This is another inaccurate statement because the board is made up of working people as noted earlier – some of those members as well as some residents work on Saturdays. This is why the Board chose to alternate the meeting dates from a Saturday to a Wednesday and, there has been no noticeable increase or decrease in the number of residents who attend the meetings so it is the Boards feeling that alternating days has had no adverse affect on the ability for residents to attend if they wish to.

Maura Slaughter interjected at this point, stating that we are at the mercy of the library schedule, it is not a given to get the room whenever we want. We had to have the emergency meeting at Larry Lofaro's house because we could not get a

library meeting room because we already had one meeting at the library and are restricted to one per month. We request a Tuesday or Wednesday because there are not guarantees as to what will be available.

Continuation of the letter from and response to Bobbi Malkin:

It is my opinion that the present Board has not been operating in the best interests of the our Community. There has been spending far beyond what is necessary to the smooth operation of a community of this size. Further, there appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board member who has no ownership interest in this Community, and now with the proposal of a management company.

The fact is that this Board has inherited a number of items which need to be addressed and is outlined in the proposed budget but perhaps you can explain what you mean by “spending far beyond what is necessary”.

Your statement regarding the possible conflict of interest between a board member and the landscape company conveniently avoids naming that board member but I am certain you are referring to me as I have a relationship with Sunflower, the new landscape company.

As I have stated on several occasions I have known Sunflower for many years because they are the primary landscape contractor for my employer, GL Homes. I have limited contact with them to review planting installation and design. I do not socialize with any of the owners or employees – it is purely a business relationship during which I have seen the work they provide and feel it is of a much higher standard than that of our former landscape company - a standard that is now visible at the entry.

A conflict of interest is when a contractor provides services for Board members at a reduced price or if the contractor is told to provide free services to a Board member as a condition of continued employment with the community. Sunflower does not maintain my residence and I have not received so much as free lunch for presenting them to our community and their subsequent award of the contract.

You also made a statement regarding ‘a lack of ownership interest’ on my part - suggesting that I have no business serving on the Board. When I ran for the Board, Phil Kline told me that I could do so if Lauri wrote a letter stating that I was her assigned representative, which she did and he accepted. Provide documentation stating that I cannot serve the Board otherwise, you should be thanking me for serving this community with no ownership interest.

And, lastly, this is to put this Board on notice that you have been operating in violation of the FL Sunshine Laws regarding Homeowners’ Associations, in that ALL meetings of Board Members where a quorum is present MUST be open to the homeowners and MUST be conspicuously posted with a minimum of 48 hours notice.

First of all, the Florida Sunshine law it applies to meetings of public boards or commissions. It extends to private non-profit entities - such as an HOA - if they are doing business with government. The only time that the Sunshine law applies to an HOA is when the Architectural Review Committee reviews and applications involved and a government building permit requires the HOA approval.

There was one informal meeting very early in this Board’s existence where 4 members gathered to discuss the access control - it was to understand what options we had and what we should be asking of a contractor. In our desire to act expeditiously to a problem we inadvertently met outside the guidelines but we realized our mistake and have not repeated it since.

Also, all meetings of the Board have always been open to the general membership and are posted in accordance with our bylaws - with 48 hours notice or more.

In conclusion, your letter to the community was irresponsible as it contained false accusations and claims, misquotes, slanderous comments and so on. If anyone else feels it necessary to make such comments, whether verbal or written, they would be well-advised to get their facts straight first.

This concludes the response to Bobbi Malkin’s email from Charles Mucciolo.

No other members of the Board wished to make comments and Larry Lofaro opened the floor to the general membership.

Eric Malkin stated that he had some comments on behalf of him and his wife: “First, I want to go on record that I was not on the emails that were circulated. Second, I and or my wife have attended every one of the meetings over the last 10 months of the Board, emergency and otherwise. Third, you are perfectly correct that the meeting held in your house (*Larry Lofaro’s*) for the emergency meeting was perfectly acceptable and that three people including myself attended (*in fact Bobbi Malkin, Eric Malkin, Florin Tudor, Leonard Da Costa, and Sally Ann Putney were present*) however; I asked about lower priced units and received no answer except that ‘this is the best way to go dollar-wise’. I have no objections with your budget. I am concerned about \$25,000 for a system for 92 homes with bells and whistles that we don’t need.”

Mark Halmo asked what would those ‘bells and whistles’ be? Larry Lofaro asked to allow Eric to speak uninterrupted and Mark complied.

Eric Malkin: “What do we need three levels for (referring to the various sub-directories in the system) I believe that after talking with many other communities that this is a wonderful system for 300 homes. I think it’s too much money for us; be that as it may it’s a done deal so we can’t change it anyway because we already spent the money. As far as unbudgeted expenses you are one-thousand percent correct. As far as the extra surpluses, it should have been pulled to a separate account - we (referring to previous Boards) never thought of it. Were there expenses that were not budgeted, yes, I take some of the blame for that. What I am concerned about is communication. When I get an email from Chuck (Charles Mucciolo) I get treated like I’m one of his employees. I feel like I’m being dictated to. I am busy as you (Chuck) is, I have a full report on the violations. When I took it over there were 35 violations, there are 4 left. I had asked Heidi to tell you I would have a report ready, I did not ask her to make a report.

Someone in the audience mentioned something about transparency; Eric said that was not the problem. The problem had to do with the ‘720 law’ (*apparently referring to Florida Statute 720 regarding homeowners associations*) and the Florida Sunshine Law.

Eric went on to state that he would have a full report for the Board regarding the issues contained in Bobbi Malkin’s letter to the community within 30 days.

Larry Lofaro reiterated that he wanted a report specifically regarding the allegations of misconduct of one of the members of the board.

Eric stated: “I will present a report on everything in the letter - the misconduct, the improper meetings, etc. All of which is really not the problem, the problem is communication. You want me to send out 14 day letters as the chair of the violations committee. If you look at our bylaws I can’t do it because the 14 day letter involves a fine and the only ‘fining’ area is you guys (the Board). So I can’t send the 14 day letter. I also can’t send letters without my committee okaying them. I can’t send the letter if I am ‘told’, not asked, to Watercourse Way regarding the recycle bins - it has to come from the committee, I can’t do it. Chuck, you did it, fine, I can’t do it. I don’t feel it’s correct for me as the committee chair to do it. I think the problem is perception. We are told ‘this is what’s being done’. Look, I ran meetings, I didn’t want comments from the homeowners unless the asked for it. Neither did Phil, but it’s the way you say it. That’s what I’m concerned about. People are reacting badly. I think we have to start all over again. We work for you, you work for us. I feel (inaudible) that you set up a meeting, whether or not you knew a lot of people were going to be there or not, in a room that only seats 12 people.”

Larry Lofaro stated that he would respond to that last statement: “Eric, you know we have no control over where they (the library administration) puts us. What happened is that we were scheduled for the big room - they (the library) made the mistake.”

Eric stated that the problem was that no one knew why the meeting was cancelled.

Mark Halmo interjected and said that everyone was present when the librarian came in and told us that we had to remove the extra chairs we had brought in to accommodate everyone and could not occupy the room with more than 12 people due to the fire marshal’s rules.

Eric Malkin continued to voice his frustration over the cancellation of the last meeting.

Charles Mucciolo stated: "You know Eric, you can be as frustrated as you want but, you throw a lot of stuff out at us that is really unwarranted. I would love to hear, right now, what your accusations against me and Sunflower is - throw it on the table. I would like for Bobbi to state that right now since she wrote the letter."

Eric stated that he would speak for Bobbi and that Charles Mucciolo should have recused himself from the vote.

Charles Mucciolo stated: "Oh, she can write the letter slandering me but can't answer the question."

There was some banter between Eric Malkin and Charles Mucciolo regarding perception of the situation. Charles Mucciolo stated: "It's your perception; this entire board reviewed the contracts and voted."

Larry Lofaro asked: "If that's the case, why was I not notified?" Some banter between Board members and Eric continued regarding why the issue was not brought up earlier and Eric stated that it was because he was 'shut down'. More banter continued with the Board members expressing their disagreement with Eric's statement. Eric concluded by stating that "the Board is doing a pretty good job, and that it's just the way you do it - it's just my perception."

At this point Larry Lofaro asked that others in the audience be given a chance to speak and deferred to Bill Dardick.

Bill Dardick expressed some concern that he was accused of something; Larry Lofaro said that he was not. Bill wanted to go on the record stating that Phil Kline was not at the meeting to defend himself. Larry stated that Phil was also not accused of anything and that Phil was his friend also.

Bill then referred to an 'in-depth analysis' that was mentioned in a newsletter and requested a copy of it for his review. There was some discussion as to what exactly the analysis was and it was determined that it was not an analysis of the previous spending for the purpose of determining where the past dues were spent but rather it was an analysis of the individual line items which made up the previous budgets for the purpose of this Board to be sure that it was accounting for all expenses going forward. It was determined that the term 'in-depth analysis' was probably mis-leading and should not have been used.

Bill then asked if we could discuss 'disclosure'. He then stated: "If you could show me a detailed profit and loss for the last 8 months, you guys took over, something that I could see, something that I could post to the website so that others can see, I will come over to each one of you and apologize personally for my remarks."

Larry Lofaro agreed to send the information Bill requested.

There was some further discussion about what the Board might have had at the meeting to give to Bill right then. The discussion turned back to the newsletter statement about 'an in-depth analysis' of past budgets. Once again, clarification was given that the Board did not do an in-depth analysis of the dollar by dollar spending of the last few years but rather an analysis of what line items we should project forward for a budget. Bill then said it was OK to put that issue behind us but to still get him the detailed profit and loss for the last 8 months.

Bill went on to state that we live in a community of apathy and that the number of people attending the meeting today was only because a few had 'made some noise'. Some discussion between Bill and Larry Lofaro took place regarding the ability to attend meetings and that some people only have the meeting minutes as a resource for understanding the goings-on of the community. Larry Lofaro expressed that a direct email to him is one way to find out what is going on.

Bill then expressed his dislike for receiving HOA notices in his mailbox unless they are in an envelope and stamped (delivered by the postal service). Bill was asked by the Board why it would make a difference to have the dues or special assessment notice sent via the postal service or simply put in an envelope as it was. Bill cited proper business procedure for price increases for customers. There was some discussion regarding how necessary it is to address, envelope, and mail these types of notices at an additional cost to the community. Maura Slaughter expressed her frustration over the issue, as she is the one who prepared, enveloped and delivered every notice and stated that she would no longer waste her time doing that and that every notice will now be mailed at a cost of \$50 per mailing. It was also discussed that we can

also no longer send official notices via email because the emails sent over the Thanksgiving weekend have caused many homeowners to request they no longer receive emails from the community.

Larry Lofaro again stated that he would send Bill what he wanted or that Bill could come to him and review everything in person.

Bill Dardick then stated that he had trust issues with Charles Mucciolo. Charles Mucciolo asked for him to tell everyone what those issues were and Bill said that it had to do with comments made regarding the trimming of a tree in Bill's yard that Luis (Coconut Palm) had done. Bill feels that Charles Mucciolo manipulated him in an effort to have Luis no longer serve the community. Charles Mucciolo stated that the tree trimming job that Luis had done was not acceptable in Palm Beach County. There was heated discussion about the matter and Charles Mucciolo made an off-color remark to Bill at which time the meeting was called back to order. Charles Mucciolo retracted his statement and apologized for his outburst.

Shellie Almond asked if the Board members could provide their names and functions as she was not familiar with the present Board; the Board provided the information.

Jim Lockyer asked for clarification on the gate access and went on to describe his understanding of what reserve accounts are for. Larry Lofaro responded by explaining how we are using a part of the special assessment to pay for the access control while not leaving us with no money in that account and that the reserve will be replenished hopefully in time for the next hurricane season for which the reserve is primarily kept for. He went on to state that the access control is going to cost us approximately \$25,000; we are taking more than half of that from the reserves because we only special assessed for \$10,000. "Understand that the prior and current administration has deemed it important to maintain a \$20,000 reserve; that is one of the reasons the dues are increasing so that we can build back up the reserves."

Jim Lockyer: "Does the current board see more assessments in the next 6 months?"

Larry Lofaro: "I think this is where Bill may have gotten the wrong number, and rightly so. When we were looking at all this, we looked at the access control and the gates - saying that the gate motors are going to have to be replaced and we were looking at putting that into the special assessment or increasing dues to cover that, because we felt at the time that the gates could last another year. So, at another Board meeting Maura Slaughter suggested that we should not deal with the gates right now, just the access control, which we did. In the meantime, Kip has spent numerous hours speaking to numerous vendors getting an update or present condition of our gates and how long they are going to (last). Until we hear from Kip on that no, I don't expect any special assessment in the future. I believe, the way we have done things, very carefully and be keeping in mind the time of year, keeping in mind the financial that the country is (in), keeping in mind homeowners and their pockets. Rob (Robert Uhr) did a lot of analysis going (into the) future as did I. We knew we had to get money, bottom line, case closed. But we had to figure the best way for the community and that is the plan we came up with, \$110 special assessment and \$30 raise in homeowners (quarterly) dues which will carry us in the future for building up the reserve account."

Maura Slaughter: "We took a vote on another \$250 special assessment on top of the \$110 and that was turned down, and that was for the gate motors because they anticipate the gate motors might be shot in the next year."

Kip Bandrup: "Let's everybody stop guessing about the gate motors..."

Mark Halmo: "Hang on just a second Kip. I'd like to point out that during this whole process regarding assessments and homeowners fees we tabled a lot of expenses ... the street light program, the expansion of aerators for the benefit of the lakes has been postponed. We are not a spending (board? - inaudible).

Some discussion regarding the general approaches taken to prioritize the expenses.

Mark Halmo: "We are not a credit card Board. We are not a spending Board."

Stuart Mischner stated that he had recollection from a previous meeting, maybe 8-9 months ago, that we had \$75-80,000 in the bank. Larry Lofaro corrected him by saying that it was more like \$46,000. Stuart accepted that number and went

on to state that the Board is asking for an assessment for the gate. Larry Lofaro stated that we asked for the assessment for a couple of reasons and went on to explain the expenses. Further discussion about the separation of checking or operating expenses from the reserve moneys. Stuart was still unclear about the expenditure of moneys considering the amount we had in the bank.

Eric Malkin commented that during the hurricanes we did not have enough money in the reserves to pay for the cleanup which is why he had to front the association \$9,000 at the time.

Further questions regarding the accounting of reserve and operating expense funds led to Larry Lofaro suggesting that he and Stuart Mischner, and anyone else interested, meet to review the income and expenses.

Bill Dardick asked which of the current Board members who are up for re-election will be running again. Maura Slaughter and Larry Berdoll said they would not, Kip Bandrup said he will stay on in order to finish the projects he is working on and Larry Lofaro stated that he is undecided.

Larry Lofaro then asked those of the audience who would be running for the Board. (no one mentioned a number but listening to the transcript indicates one person said they would). He then went on to state that anyone is welcome to look at the numbers - we may have missed something - but it is unlikely - the numbers are the numbers. And just so you all know, we have been looking at the numbers for a long time.

Maura Slaughter asked the audience why no one was running for the board. Some conversation was had regarding the inability of some to participate and regarding something about the emails and how to avoid sending everyone's email to all recipients (this portion of the tape is difficult to hear). Felicia Popovich expressed concerns about the intimidating nature of the emails that had been sent out. (the remainder of this discussion is inaudible due to numerous people talking at the same time.)

Larry Lofaro wanted to finish addressing Eric Malkin regarding an estimate of the expenditures for the coming year and he estimated them to be approximately \$85,000.

Lauri Long asked to speak and she stated (apparently in response to Felicia Popovich's earlier statement) that while she liked Phil, she was intimidated by the way he conducted the meeting and decided not to attend until more recently. Lauri and Eric were speaking about something related to her statement but again it is inaudible. Lauri also mentioned that the house that is using recycle bins as planters in their front yard should not have to be told that it is a violation of our bylaws, that the resident should be aware that it is not in keeping with the caliber of our neighborhood. Eric responded by saying that he agreed however; he would not contact the resident in either person or via letter until he got the approval of his committee and then the Board.

Larry Lofaro stated that the interpretation of how the violations committee handles things is based on their own administration.

Ann Marie Kominik stated that she was very thankful for all of the Boards hard work and she knows first hand through Kip Bandrup how much time each member is contributing to the betterment of the community. Her praises were acknowledged by the Board members with thanks.

Larry Lofaro stated that Kip Bandrup has done a lengthy analysis of the gate motors but that we must revisit that at the next meeting as we are out of time. He asked the Board if they had any final comments or questions of which there were none so he then opened it to the audience once again.

Felicia Popovich questioned the line item cost for the telephone line and it was explained to her that it was high because the telephone company charges us a commercial rate for the telephone entry system to dial out. She asked another question regarding the expenditure and income for the gate clickers. Larry Berdoll explained that the expense was the purchase of the clickers and the income was from when a resident purchases one from the HOA. She also asked about the line item for insurance and it was explained that it was for (liability? - inaudible) insurance.

Stuart Mischner asked about the line item regarding shrubs and trees for approximately \$18,000; Larry Lofaro explained that it is not a recurring expense and was from the previous administration. Some discussion was had regarding the differences in budget from one year to the next. Much of the discussion is difficult to follow because of the cross-talk. It was suggested that the question be discussed directly with Larry Lofaro outside the meeting.

At this point Larry Lofaro excused himself for a few minutes and Larry Berdoll took over the meeting.

Eric Malkin asked Charles Mucciolo if the window at 9399 Aqua Vista had been fixed; response: yes. He asked if the roof had been cleaned; response: not sure.

Eric Malkin stated that he contacted our local police officer as to whether or not we can tow a vehicle that does not have license plates while on their property; he was advised that the county does not allow us to do that. We can tow if the vehicle is in the street for more than 24 hours. At the beginning of November, per the Boards instructions, he sent out 35 thirty day letters for violations as of November 27th, 31 had been resolved. There is a new one that everyone is concerned about and that is the recycle bins at the Zimmer residence. Rosina Zimmer was in the audience and responded that she will move them to the back yard immediately.

Larry Lofaro returned to run the meeting.

Some discussion regarding the procedures of the violations committee and that it would need to be clarified at the next meeting. Questions regarding Estalella's broken column light. Maura Slaughter asked Eric how often they do a violations review and he stated 'once a month but with the holidays it's been a little difficult'. Charles Mucciolo and Eric are going to work through the violations administrative procedures.

Maura Slaughter asked about the status of fine enforcement and it was determined that we should wait until the next meeting.

Larry Berdoll reported for the welcome committee stating that Lynn Berdoll had tried to contact the new residents twice without any luck. Maura Slaughter said that we need to find out who the renters are in that (the Mason?) residence. Maura Slaughter stated that she gave the renters a copy of the bylaws and that we need the Welcome committee to go over there and get some papers signed regarding acknowledgement of our rules. The forms were given to Lynn Berdoll to bring to the renters. Eric stated that he would take care of the forms. Larry Lofaro stated that the property owner is not currently a member in good standing.

Maura Slaughter stated that some neighbors feel that there have been prowlers in the neighborhood and for everyone to be vigilant.

Someone from the audience stated they had seen an alligator in the lakes and they were going to call a trapper. Charles Mucciolo stated that we had an issue with that because we did not want to see the alligators destroyed and that a no kill trapper was available. Maura Slaughter stated that we have the number of an Indian Reservation who accepts the alligators.

Larry Lofaro asked for three members of the Board to assist the residents in filling out the applications for the access control. Several volunteered but the names were not stated for the record.

Larry Lofaro stated that the holiday decorations should be going up shortly pending the weather.

Maura Slaughter stated that she gave all the Board members a copy of the letter from the attorney regarding a new amendment to the bylaws for renters and asked the Board along with Bobbi Malkin to review the document so that we can bring it up at the March general membership meeting. The next meeting is on January 15 at 10am, in the large meeting room of the library and the next meeting is February 12th at 10 am in the large room. The March meeting cannot be booked until after January 1 but the tentative date is March 5. We need names of those who will be running for the board in order to make proper notice. We need to vote on the renter's amendment so that we know who the renters are and may possibly be able to charge an application fee.

We have a new family coming in to lot 63 on Aqua Vista.

Some discussion regarding the restrictions available for renters for certain criminal background. Discussion regarding the right of first refusal as part of the amendment and that it would not be to our benefit.

The other clause would restrict renters to a minimum of 6 months. Maura Slaughter disclosed that she has seasonal renters and that this would hamper that for her and others wishing to rent seasonally. Some discussion regarding the elimination of that particular clause in the attorney's letter and developing an alternate.

Larry Lofaro stated that we need to get volunteers for nomination at the next meeting and that we need a budget for the next year to be presented at the next meeting.

Larry Berdoll made a motion to adjourn, all in favor; passed unanimously.

The meeting ended at 4:45pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

BWAOA 2010 NON - BUDGET EXPENSES

Cash in Bank Dec. 2009	<u>\$ 46,180.21</u>	Balance	(see attached 2009 Inome vs. Expense)
Reserve	\$ 20,000.00		
Extra Cash OVER RESERVE	<u>\$ 26,180.24</u>		
Aerator	\$ 4,431.86	\$ 21,748.38	(membership approved 10K
Lake Plants	\$ 1,167.45	\$ 20,580.93	Board spent = \$ 5,599.31
Irigation	\$ 4,828.61	\$ 15,752.32	
*Access Control	\$ 12,143.05	\$ 3,609.27	
Gate Repair	<u>\$ 12,888.73</u>	<u>\$ (9,279.46)</u>	
	<u>\$ 35,459.70</u>	<u>\$ (9,279.46)</u>	
December 2010 Reserve Account	\$ 21,698.54		
Total December 17, 2020 Checking	<u>\$ 10,050.44</u>		
Total Cash in Bank	<u>\$ 31,748.98</u>		
Special Assessment Access Control	\$ 5,940.00		
Reserve Account	\$ 20,000.00		
Surplus	<u>\$ 5,808.98</u>	<u>\$ (3,470.48)</u>	**2010 present surplus)
Total Cash in Bank	<u>\$ 31,748.98</u>		
*Special Assessment Access Control	\$ 10,250.00		
Collected	<u>\$ 5,940.00</u>		
Balance	<u>\$ 4,310.00</u>		
**50% Down Paymnet for Access Control	\$ 12,143.05		
2010 budget owed	\$ 12,143.05		
minus Special assessment collected	<u>\$ 5,940.00</u>		
2010 budget owed	\$ 6,203.05		
2010 Budget surplus	<u>\$ (3,470.48)</u>		
2010 actual surplus	<u>\$ 2,732.57</u>		

Boynton Waters Homeowners Association, Inc.

Income and Spending 1/1/ 2009 to 12/31/2009

Income Categories

Clicker Receipts	\$620.00
Homeowners Dues	66,504.92
Interest, Late Charges. Reimbursements	368.98
 Total Income	 \$67,493.90

Expense Categories

Contribution PBCF & R	\$100.00
Common Area- Seal Coating Streets	10,575.00
Common Area-Pressure Clean Sidewalks	1,450.00
Corporate Filing	61.25
Dues and Fees	125.00
Electricity	5,137.42
Gate Clickers	272.44
Gate, Entrance, & Gatehouse	2,218.70
Insurance	2,536.74
Lake Maintenance	9,355.00
Landscape Maintenance	24,639.80
Landscape- New Trees, Bushes, and Flowers	18,119.50
Legal Expenses	1,535.55
Miscellaneous	190.00
Office Supplies	229.75
Post Office	357.80
Stickers for Homeowner's Cars	421.58
Taxes	159.32
Telephone	1,397.63
Website	166.80
Welcome Committee	17.05
 Total Expenses	 \$ 79,066.33

 Net of Income and Expenses	 \$11,572.43
Cash In Bank 12/31/2009	\$57,752.64
<u>Negative Cash Flow 2009</u>	<u>- 11,572.43</u>
Grand Total	\$46,180.21
Cash in Bank 12/31/2009	\$46,180.21

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 15, 2011
Meeting Location – Library – 10:00 am

Call to order. The meeting began at 10:15 am

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Bill and Dardick, Teny and Max Nameth, Linda Delpopolo, Michael Grigelis, Mary and David Peed, Florin Tudor, Mrs. Dragan, Lynn Berdoll, Robert Galvin and a few others whose names were not noted by the Secretary.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro requested that a motion be made to approve the minutes from the September 11, 2010 meeting after being informed that they had not previously been approved. Larry Berdoll made the motion, seconded by Maura Slaughter, all were in favor; motion passed unanimously.

Larry Lofaro requested that a motion be made to approve the December 18, 2010 minutes. Maura Slaughter made the motion, seconded by Mark Halmo, all were in favor; motion passed unanimously.

Treasurers report:

Checking account -
Starting balance of \$7,880.35
Deposits of \$19,980.41
Expenses of \$7,258.13
Returned Check of \$110.11
Ending balance of \$20,492.52.

Savings account -

Beginning balance of \$21,754.49
Interest earned \$12.37
Ending balance of \$21,766.86.

Total cash in bank per the December bank statement was \$42,259.38

We received some checks after the December statement so, the current ledger shows the checking account as having \$29,291.51, the savings account as having \$21,766.87 for a total amount of cash on hand of \$51,038.37.

Larry Lofaro: regarding homeowner's dues. Several homeowners are past due in their payments. A number of them are past due two or more quarters plus the special assessment. What I need the Board to discuss is the amount that we will allow a homeowner to be past due before we take legal action by establishing liens. Some homeowners are behind somewhere between \$700 and \$900. Understanding that some homeowners are having difficulty due to certain circumstances however; we need to establish a number that we will take some action on once they reach that number. Once they get past a certain point it seems to indicate that they may be heading towards foreclosure so, I suggest to the

Board that once a homeowner reaches a delinquent amount of \$450 we should begin the process of contacting the attorney to put a lien on the house.

Maura Slaughter: It costs us \$149 for the attorney to send their initial letter. We did recoup \$2100 from the one we did, but we spent over \$4000 and it took years. The attorney's fees were included in those recouped fees. It is up to the judge as to how much we can recoup should it go that far.

Charles Mucciolo: do our bylaws provide that we can recoup those fees (the \$149) prior to going to court?

Larry Lofaro: Yes. When a homeowner is past due more than 30 days we put a late fee on the account, then after 60 days we begin to charge 18% interest.

Charles Mucciolo: If the Board creates a rule which says that if you are delinquent by a certain amount and we then engage the attorney for \$149 can we then recoup that fee?

Larry Lofaro: Yes, however, it's the collecting of the fee.

Charles Mucciolo: What I'm asking is: prior to going to court, if we engage an attorney and he sends a letter which causes the homeowner to then pay, can we attach that initial fee (\$149) to the account as an expense related to collections?

Larry Lofaro: Yes. The homeowner is responsible for the back dues, the late fees, interest accrued and any fees occurred in order to collect. I was also under the impression that there was another thing we could do to establish ourselves as being due monies in the event of a foreclosure.

Maura Slaughter: The bank is always the first lien holder and it will depend on what the court orders. If we wish to go further into the foreclosure process we will incur more legal fees. The problem with the one that cost us \$4000 is that we have been pursuing it since 2003 or 2004.

Mark Halmo: Is there a way to push the process through faster?

Maura Slaughter: Every time we call the attorney it costs us. They suggested to just start with the initial letter as it sometimes has the desired affect.

Charles Mucciolo: Should we (the Board) take the first step with a registered letter from the HOA and then go to the attorney after that?

Mark Halmo: I like that approach and then if we don't get a response we can decide if we want to take the legal approach.

It was suggested that maybe we get on a payment schedule with some homeowners who are late. Larry Lofaro expressed concern that the schedule must be set so that they get caught up in a reasonable time because they will be incurring late charges and interest and can stay behind indefinitely.

The bottom line is that the remainder of the community will have to make up the shortfall if we are not getting paid by 9 or so homeowners. That is a significant amount.

Larry Lofaro suggested we form a committee who will work with the homeowners who are delinquent in payments. They can knock on the door or call them.

Charles Mucciolo expressed concern about having that face to face meeting and asking someone for money; it should be done formally in a letter so that there is a record and keeps us at a distance.

Larry Lofaro stated that we need someone on the Board to take the past due statements and follow up with the letter and keep track of the progress. Maura Slaughter stated that it is basically 5 or 6 families that are having problems.

Larry Lofaro recognized Eric Malkin in the audience who wanted to make a statement. Eric stated the COWBRA executive committee had this discussion recently and that there are several homeowners associations who have let residents get so far behind that it is a big problem. The consensus was that they would send a letter first, as suggested, and that the threshold would be two quarters worth of dues plus any special assessments.

Charles Mucciolo agreed that rather than a dollar amount the delinquency of two quarters dues was more appropriate plus any special assessments that may be in affect.

Larry Lofaro asked for a motion to be made regarding the previous discussion.

Charles Mucciolo made a motion that 'the homeowners association begin a process to collect homeowners dues when they are delinquent two quarters in addition to any special assessments that may be in effect at the time and that the Board first send a certified letter and that certified letter be given 30 days response time before we contact the attorney'. Seconded by Larry Berdoll, all in favor; motion passed unanimously.

Maura Slaughter: I calculate that we are owed about \$3,580 in back dues by the community.

Larry Lofaro entertained a question from Jim Lockyer who was concerned that this approach would give people an excuse to be late with their payments. The Board explained that through the various rules approved over the last few months regarding late charges and interest charges we were not giving anyone a free ride because late charges do go into effect. A late fee goes into effect after 30 days and interest gets charged after 60 days. The Board's concern are for those homeowners that receive numerous notices about late dues, late charges, etc. and do not respond - those 5 or 7 homeowners are the ones we are concerned about going further into delinquency at the cost of all the other homeowners. The Board has an obligation to pursue the monies owed the community and to also try and recover those monies in a cost effective way.

Larry Lofaro stated that he has finalized the budget for 2011 and passed out copies for Board members and the audience. He entertained a motion to approve the budget. There was discussion regarding same. The information will be available to the homeowners after it is approved by the Board and then must be approved by the community at the General Membership meeting. The Board members did receive an advance copy of the proposed budget.

The budget was established based on both last year's expenses and new expenses that were not previously included. Some general discussion took place regarding several line items of the budget. There is nothing in the budget for additional lake aeration because of the limits on funds to be received. The budget does not include the street lighting but is listed as a future expense. At the General Membership meeting we should have certain items be voted on by the community so that they are in control of how certain monies are spent. The budget is based on the quarterly dues of \$210 per lot. The budget is tight and addresses what we need to maintain the community which is why we will go to the community to ask their approval for certain additional improvements. Right now any future improvements will need to take funds from the reserve account or require a special assessment. Question regarding access control expenses: the new access system requires a modem for authorized Board members to access the system to monitor and make changes and will also allow for future video access by the individual homeowners to see who is at the keypad by tuning into a certain channel on their television. There was some disagreement as to the need for the modem. There will be a computer in the guardhouse which can then be accessed remotely rather than needing to go to the guardhouse to enter information. A question was asked regarding the reserve account showing more than the \$20,000 we determined to be adequate to maintain and discussion and explanation of the accounting principle was given and was satisfactory to the Board member.

Larry Berdoll made a motion to accept the budget as presented, seconded by Maura Slaughter, approved by all members; motion passed unanimously.

The next agenda item was the nomination of candidates for the four Board member positions that will be up for elections. The person nominated must be current in their dues in order to be a Board member. The following people were nominated, without obligation, by various members of the Board and the residents present in the audience:

Kip Bandrup, Jim Lockyer, Bobbi Malkin, Linda DelPopolo, Florin Tudor, Teny Namath, Keith Calloway, Larry Lofaro, Manny Lozano and Robert Galvin.

It should also be noted that at two members of the present Board will most likely resign and that it is important to have people take their place because without a full Board we may have legal issues with respect to the laws that govern homeowners associations. This concern is another reason that the Board has had to consider the possibility of a management company depending on the outcome of the elections.

There is a possibility that existing Board members may not be able to legally resign if there are not enough members remaining to form a bona fide Board.

Mark Halmo made a motion that we put together a letter to be mailed to the homeowners notifying them that elections are upon and to ask for assistance and participation on the Board and committee's otherwise we may be forced to engage a management company, seconded by Larry Berdoll, approved by all members; motion passes unanimously.

Mark Halmo will put the letter together along with Larry Berdoll.

For those running for the Board, it would be helpful for them to prepare a short statement outlining their qualifications, strengths and reason for wanting to be a Board member so they community has pertinent information on them.

We must be informed by the next meeting of who is going to be running for the open positions.

Architectural Review Committee

9368 Watercourse - Nameth, was approved for driveway and roof.

Violations

Only two violations were outstanding. Eric Malkin stated that there are a few violations that need discussion because they are subjective. An example he gave was if two committee members say a roof needs cleaning but others disagree - there is no way to quantify it. Does the Violations committee have the final say? The Board commented that the committee should be taking a majority vote of the committee members in those instances. Charles Mucciolo stated that there are many violations that are not subjective, they are simple in their definition and that the Violations Committee, either through their Chairperson or a member has the right to send notice to that homeowner citing a violation. Eric stated that in the case of parking in the street we are restricted by our bylaws against putting a sticker on a car unless the car has been there for 24 hours. Charles Mucciolo stated that the stickers have a statement which reads "move the car within 24 hours or be towed" or something to that effect and that it is not a timeframe during which we have to wait. There was discussion regarding the issue and there was no consensus. Eric stated that when Kennelly wrote the Bylaws he put something in there which states that you cannot put a sticker on a car unless you give them 24 hours notice. Eric insisted that we have not recourse. Eric suggested we have vehicles park on alternate sides of the road; this was rejected by the Board. The Board asked Eric how Phil Kline was able to have the Baileys construct the additional driveway and threaten fines if they continued to park on the street. Eric stated "because he got away with it". Eric stated that he did not want to put the Board or the Committee at risk of a lawsuit by illegally putting stickers on cars.

Charles Mucciolo asked Eric Malkin, as the Chair for the Violations Committee to please provide the Board with the portions of the Bylaws that specifically reference the inability to cite vehicles unless they are present for at least 24 hours.

(It should be noted that during the transcription of these minutes the Secretary researched the Bylaws and did not find any reference to a 24 hour waiting period for citing a violation however; the Bylaws do provide for 24 hours notice before a vehicle is towed. It is important to understand this because certain statements were made that suggest the prior Board acted improperly - this is not the case. It appears that the prior Board correctly enforced the Bylaws with respect to parking in the common areas).

Maura Slaughter stated that we have asked many homeowners over the years to not park their vehicles on the street and they have complied and asked Eric to move the car that he has been parking in the street to set an example as the Chair of the Violations Committee - "the Board is asking you to move it off the street and onto the driveway". Eric stated that he would comply and that the car will be gone by Tuesday as it is being sold.

Larry Lofaro asked when the next drive through the community will be; Eric said that he would like to have it done before the next meeting. Larry was concerned that we have been waiting for a while for a report and would like to get something going as soon as possible.

More discussion regarding the 24 hour rule. Members from the audience expressed concern about people parking across the sidewalks. The Board agreed that we do not want to have people parking across sidewalks for safety reasons.

Larry Lofaro stated that in his opinion the Violations Committee has the responsibility to notify someone who may be parking in the streets that they must move the vehicle and if they continue to park in the street it should be referred to the Board who will decide what to do.

Charles Mucciolo and Eric Malkin are going to discuss further how to proceed.

Fine Enforcement

Nothing to report at this time as there are no issues requiring fines.

Welcome Committee

Lynn Berdoll has been making some contacts and Maura Slaughter will be getting her the names of new residents on Aqua Vista.

Neighborhood Crime Watch

A neighbor reported an unknown man approached her home asking questions in some official manner but did not seem to be an official. The neighbor reported this to a Board member who then made the President aware. Residents are urged to call 911 at the first sign of any suspicious activity. Board members cannot help in this situation. The police have said on numerous occasions to call immediately if you suspect something to be wrong.

If was also discussed that anyone can access our community through the gate because the access code was given to a realtor who posted it on the internet.

The new access control system should be installed within the next few weeks.

Website

Bill Dardick requested that he not be required to attend each meeting as the website normally has nothing to report; the Board agreed to remove 'Website' from the future agendas.

Charles Mucciolo reported that he and Bill Dardick worked out an email address to instill confidence in the community for the purpose of receiving official Board correspondence only. Because a number of residents demanded their email addresses be removed from the Boards mailing list as a result of the emails that were sent a couple of months ago the community will incur additional expenses in the way of stamped mailings. The establishment of the new email address (bwhoa_mail@boyntonwaters.org) will allow residents to block all other resident emails of their choosing to avoid solicitation or unwanted correspondence but know that mail from this address is being sent by the Board. So, if you see mail from this address please do not treat it as spam.

Mark Halmo made a motion to remove the website from the agenda, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Landscape and Irrigation

Larry Lofaro reported the contract with Aquatic Systems is up for renewal and there will be no increase in cost so we will continue with them for lake maintenance.

Pest control - we have been notified that the White Fly problem is making a resurgence back into Palm Beach County and in fact, several homes in the community have had to be treated so, it is in our best interest to have the Jog Road hedge treated once again. Mrs. Dragun commented that her hedge did have it and needed to be treated. Charles Mucciolo will get a cost from PestSmart to do the work and coordinate same.

Mark Halmo and Charles Mucciolo reported that there are several dead palms and that it is the recommendation of Sunflower to postpone their replacement until March or April to help insure their survivability; additionally there will be a cost savings of about \$200 by having remove and replace all at once rather than make two trips. Total cost to be determined depending on number of palms.

Additionally the area of sod in the common area behind the Bartell's is looking bad. The history behind this is that the developer did not provide irrigation in this and similar common areas along Aqua Vista. The prior board was able to secure irrigation through the Bartell's system and added heads to the common area. Our landscaper, as part of their regular check of the irrigation, determined that Bartell's pump is not operating properly and Mr. Bartell does not want to incur the expense at this time and questions the diagnosis of the problem. Since we need reliable irrigation in this area in order to at least keep green what mix of grasses exists in this area and certainly to support new sod in the future we should look to the Sprigg residence for an irrigation source. Mr. Sprigg will allow us to assess the work needed to tie into his irrigation once Sunflower provides us a cost for the work.

Someone asked if trimming the Royal palms may have contributed to the decline of one along Aqua Vista. It was discussed that trimming in and of itself, while not necessary for a Royal Palm, does not affect the health.

Sunflower did comment in recent email that nailing into the palm trees at the front entry for the purpose of securing holiday lights would most definitely provide an opportunity for rot and insect infestation and to please find another method of securing the lights.

Lake Maintenance

Mark Halmo reported that the lakes are progressing well. Reports on the water came in and the levels are within acceptable ranges. Aquatic systems will be replacing the littoral plants that have died with more mature plants in the next month or two.

Also to be noted - the lakes have a lot of landscape debris such as clippings and especially coconuts and oranges - these material decompose and are costing us a lot of money and is a significant contributor to the problem of keeping the lakes clear and clean. Residents are urged to remind their landscapers to not blow or deposit cuttings in the lake, to be proactive in the trimming of coconuts so they do not fall and roll into the lake and to not place landscape waste on top of the drainage grates in the streets because the berries, seeds, leaves and small branches will wash directly into the lakes. If this practice goes unchecked it will cost the community a lot of money to keep up with the lake cleaning.

Some discussion about possibly having an outside contractor come in and clean the lake of floating debris; no decision made.

Access Control

Work on the system is progressing; trenches dug, wires run, inspections made and everything is up to code. The old permits have not been an issue so far. The forms need to be entered into the data base. Comcast was out today to survey how to pull lines under the road. If we go with Comcast for the modem installation then each homeowner may assign a phone number with a long distance area code rather than a local number because Comcast offers the long distance dialing at no additional charge.

There was some discussion regarding the various options available for assigning telephone numbers. It was determined that Coconut Palm does so many homes in the community we will assign an access slot for him at no cost to any individual homeowners who use his service.

A couple of Board Members will need to hear the tutorial from Howard Siegel (access control contractor) in the coming week in order to understand how to enter data from the homeowners.

Kip Bandrup has been doing a lot of research on the condition of the gate operators however; there is not enough time at this current meeting and he will postpone his presentation to the next meeting.

Kip Bandrup did make a statement that he has received negative comments about his abilities from certain homeowners. He went on the record to state his many years of experience in numerous fields relating to construction and

manufacturing, the role he played in rescuing a company from bankruptcy and his extensive dealings with contracts and contract negotiations. He further stated that he believes his is adequately experienced to deal with the issues regarding the community for which he has taken responsibility and contributed hundreds of hours to thus far.

The Board acknowledged the contributions that Kip has made and encouraged him to continue.

Bylaws

We need to be prepared for the General Membership meeting. One particular area has to do with the renter's restrictions we have been discussing. There was some discussion regarding the document that would need to be changed and the number of members that will need to be in favor in order to pass.

Maura Slaughter asked the Board's opinion on whether or not we should charge the equivalent of one month's rent as a fee for rental approval. There was some discussion regarding the first right of refusal for new buyers based on a clear set of circumstances which the attorney outlined for us as being good cause. There was concern about being sued for refusing a purchase.

There was some discussion regarding the clause about homeowners being restricted to renting the home only once every six months. The concern was that if a renter leaves after one or two months the homeowner will be at a disadvantage and have to leave the home vacant. It was suggested that the language be changed to allow two renters in a twelve month period.

There was some further discussion regarding the approval of transfers by inheritance and the ability to deny the transfer if someone is a felon or sex offender.

Eric Malkin stated that a board he is affiliated with in the county addresses these issues and often sides with the homeowner.

Maura Slaughter pushed for the language the attorney suggested because it gives the HOA the option to deny a purchase or transfer of title based on good cause (with being a sex offender or felon as good cause).

Bobbi Malkin expressed her concern that when an HOA includes clauses for 'first right of refusal' that is a red flag to many lenders. Maura Slaughter is going to check into this. Maura Slaughter asked for Eric and Bobbi to write down their suggestions and send them to her.

Larry Lofaro asked for motion on changes to the Bylaws regarding rental properties. **Mark Halmo made a motion that we continue to pursue changes to the Bylaws as they relate to the rental of properties pending further discussion, seconded by Maura Slaughter, all in favor; motion passed unanimously.** *(this motion occurred later in the meeting, as it was recognized by the Board that a vote had not been taken.)*

We need a committee formed of people who can prepare the materials needed for the General Membership meeting.

Larry Lofaro asked that members of previous Boards and Committees volunteer to count the votes.

We need names of those who are running for the Board to put forth their names as soon as possible.

Maura Slaughter said that we need to file with the State in April a renewal of corporate documents to include the names of the new Board members.

On the proxy that is going to be distributed we should list the items that will be up for a vote. One item that some homeowners want to see on the vote is the issue of the turnaround at the front entry. This is important so that the records will show that the community as a whole, and not just the Board, made the decision on this issue which may have certain liabilities to both the community and the Board should an accident occur while someone is backing out of the entrance onto Jog Road.

Larry Lofaro asked that a motion be made on the subject. Maura Slaughter made a motion that we put the turnaround to a vote by the community at the General Membership meeting. Kip Bandrup seconded, all in favor; motion passed unanimously.

Some residents were talking out of turn and Larry Lofaro asked for the audience to stop talking over the Board so that business could be conducted properly.

Larry Lofaro suggested that Kip provide the community with the costs associated with this improvement so that the community could be better informed.

If the community votes against the turnaround it will then absolve the Board from future legal actions should a lawsuit be filed.

COWBRA

January 31, 2011 - there will be a meeting at the Library - all are encouraged to attend.

Old Business

Larry Lofaro stated that at the previous meeting he asked Barbara Malkin, who had made certain accusations towards a Board member, to come forward with any proof; do date she has not. He then stated that he had not heard from her or received anything to date and asked if she had anything to present. (it is difficult to ascertain from the recording but it sounds like either Eric or Barbara said 'no'.) Larry Lofaro asked if Barbara would like to retract her statement and if so, to make the retraction in a written form so that it could be sent to all residents since the accusation was also sent to all residents. Eric Malkin said he wanted to postpone their comments until February because they needed to discuss it with their attorney. Larry Lofaro stated that he requested this at the last meeting and that his concern that if the allegations are true he wanted to take action. Eric Malkin asked what specific allegations he was talking about. Larry Lofaro stated 'the specific allegations against taking 'kick-backs'... Eric and Barbara stated that they never used those words and that the term used was 'potential conflict of interest'. Maura Slaughter asked Barbara Malkin what exactly the conflict of interest was. Barbara Malkin stated "he (Charles Mucciolo) works for GL Homes, Sunflower does work for GL Homes and Charles Mucciolo manages Sunflower and all of sudden they are working for us and we are not getting the services we were getting previously." Maura Slaughter asked "what services are we not getting?" Barbara Malkin said we are not getting the same number of cuts per year. Charles Mucciolo stated that was not correct - we are getting the same number of cuts as Coconut provided us with. Charles Mucciolo then read the statement that Barbara Malkin had made in her email for clarification to the Board; it read "it is my opinion that the present Board has not been operating in the best interest of our community. There has been spending far beyond what is necessary for the smooth operation of a community this size. Further, it appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board Member who has no ownership interest in this community and now, with a proposal of a management company."

There was some inaudible discussion in the audience to which Charles Mucciolo stated "I don't work for Sunflower Landscape, I don't manage Sunflower Landscape. They install the landscape material for the company that I work for; on occasion I must go out and verify that the material they put in matches the plans that they followed."

Eric Malkin then asked (referring to the statement that Barbara had made in her email) "what in that statement was derogatory to you (referring to Charles Mucciolo) or anyone else?"

Charles Mucciolo stated "I don't believe anything is derogatory." (something inaudible was said by the audience) and he then responded "hold on a second, you threw something out in a very caustic way, you might not have come out and said 'this person is taking money' but if I say 'this person could be a child molester' then an implication is made. You are making an implication that I did something wrong. I did nothing wrong. At the last meeting you said 'I think you should have recused yourself from the vote'... that is a little different than saying there is a conflict of interest and I'm doing something wrong." Eric Malkin stated "if you just don't let this thing go away I will have to take it to my attorney." Charles Mucciolo commented (tongue in cheek) that it was OK for them (Eric and Barbara) to "throw something out to the community at large and then we have to just forget it".

Mark Halmo then asked Barbara if she had anything to offer Larry Lofaro with respect to his investigation. Barbara Malkin reiterated her position that Charles Mucciolo has a relationship with Sunflower Landscape through his employer. Charles Mucciolo stated that as a Landscape Architect he has dealings with numerous landscape contractors, suggesting there could always be a perceived 'conflict of interest' no matter who we use.

Robert Uhrie stated that during the process of presenting and selecting the various contractors Charles Mucciolo did offer to recuse himself and we asked him to contribute and vote because of his expertise.

Mark Halmo once again asked if Barbara Malkin had nothing more to offer in the way of information that Larry Lofaro could use in his investigation then we should close this investigation and be done with it.

Florin Tudor asked why we were spending more money on the landscaping than we did before. Charles Mucciolo stated that we are not spending more than before. Florin stated that he wanted to see how much we were spending on flowers and the like because the front looks worse than before. Charles Mucciolo asked what the basis for that statement was because he thought that most people have commented favorably on the entry. Florin demanded to know the costs for Sunflower Landscaping and Charles Mucciolo stated that the contract was approximately \$300 more per year over that of Coconut (note: the actual cost is \$100 more per year) with more services. When Barbara Malkin made a statement that we were getting less cuts per year she was basing that on a statement that Phil Kline made at one point that 'Coconut cuts every week' - that was not the case. Barbara Malkin agreed that they did not cut every week. Charles Mucciolo stated that if you look at Coconuts contract it was approximately 36 cuts per year - that is what we get. (note: the Secretary reviewed the contracts for Sunflower and Coconut and found that Sunflower provides 1 additional cut per year compared to Coconut - Florin Tudor was provided with the comparisons a few days after the meeting. If you calculate the cost of yearly maintenance by the number of cuts per year, we are actually paying less for Sunflower than we did for Coconut).

Eric Malkin stated that he did not think we need to change landscape contractors. The Board reminded him that this was a decision made a long time ago after much consideration. Charles Mucciolo stated that he recalled Eric Malkin stating in the past that we did need to make a change - several Board Members agreed to that recollection.

Larry Lofaro asked the Board how they felt we should proceed with regards to the original investigation as nothing has been provided in writing by Barbara. Maura Slaughter stated that Barbara Malkin's accusation was terrible, she was not specific on what the conflict of interest was...this is just like when people commented that members of the Board are not qualified to choose the access system company even though we explained our backgrounds and process for selection...so maybe we should let her statement go just like we did with the other.

Mark Halmo made a motion that we close the investigation and move forward as a community, seconded by Kip Bandrup, all in favor with the exception of Maura Slaughter and Charles Mucciolo; motion passed.

Larry Lofaro went on to state that we do need to move forward but recognizes that the statements made were irresponsible and caused to unfairly tarnish the reputation of someone who has invested a lot of time in this community and that this was the turning point for Charles Mucciolo who will most likely quit as a result.

New Business

No new business to discuss

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor; motion passed unanimously.

The meeting ended at approximately 12:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT - NOT APPROVED BY BOARD

Boynton Waters Homeowners Association, Inc.
General Membership Meeting
Saturday, March 5, 2011
Meeting Location is the Library and the Time is 10:00 a.m.

#10

Larry Lofaro asks Members to keep questions and statements to no more than 2 minutes and asks that nobody else talk when a Member has the floor. Lastly, Larry asks that Members state their name and lot number before talking.

March 5, 2011, 10 a.m., Larry Lofaro calls meeting to order.

Larry Lofaro said a Quorum is present.

A motion is made by Eric Malkin to approve the minutes of March 6th (?) (should've I think been 2/12/2011 minutes) and Kip Brandrup seconded and they were approved unanimously.

Treasurer's Report was given by Robert Uhrle

2010 Total Income was \$72,192.80 (\$8,690 from Special Assessment –3 Members still not paid), 2010 Total Expenses were \$84,505.72 (of which \$12,500 was for 50% of access control system) and cash flow was a negative \$12,223.33

Cash in the bank at YE was \$53,549.6 (checking = \$31,770.77 and savings = \$21,778.88). There was \$20,000 in the reserve account.

A motion was made to accept the Treasurer's Report by Eric Malkin and it was seconded by Larry Berdoll. There was no objection.

Larry Lofaro said 2011 Budgeted Income and Expenses are \$78,940. Eric Malkin made a motion to approve the budget and Michael Grigelis seconded and it was approved without objection.

Larry Lofaro tells the Membership there are 4 open positions on the Board and opens the floor to anyone wishing to be nominated –nobody comes forward.

Larry Lofaro offers to let anyone already nominated come forward to make a statement –nobody comes forward.

Larry Lofaro, nominee for Board, said he sent letters out to the Membership about his running for the board again and hopes everyone got one.

Larry Lofaro acknowledged Phil Kline's history of service to the community and thanks him for being a mentor and for his valuable assistance –declined to run for board.

Larry Lofaro acknowledged Maura Slaughter's countless hours of service and valuable help and said she'll be greatly missed on the board –not running for board.

Larry Lofaro acknowledged Larry Berdoll's many years of dedication to the community –not running for board.

Phil Kline moves that the 3 nominees (Jim Locklear had to remove himself as a nominee) be approved and be given 3 of the 4 positions available –Eric Malkin seconded and it passes without objection.

Mike Hanson inquires into the open 4th position.

Larry Lofaro re-opens the floor to nominations. Mike Hanson steps forward and Larry Berdoll nominates him.

Larry Lofaro suggests since a motion from Phil Kline affectively ended the vote, that another special election be held in 1-2 months to fill the 7th board position. After more discussion, Phil Kline re-made his motion to accept all 4 nominees and Eric Malkin seconded and it passed without objection.

There was a lot of spirited discussion and debate on the merits of a turnaround. Lot 92 didn't want it because of the noise and location of the gates relative to their lot if the gates get moved forward to make room for the turnaround. Lot 64 didn't want the turnaround because it would mean more traffic (u-turns) where the kids wait for the school bus (north gate). It was explained to the membership that someone brought up needing a turnaround to the board and for liability purposes it was determined that the matter should come up for a vote before the Membership so the community as a whole could determine whether we put one in or not. The same of the pedestrian gate. It should be noted that Larry Lofaro did tell the Membership that there had been a serious accident the week before. Mike Hanson did bring up using pavers at our entry, but his proposal wasn't discussed in any detail.

There were discussions about proxies and absentee ballots with regard to the rental amendment being offered at the April 9th meeting. Larry Lofaro clarified by saying to only send in a proxy or an absentee ballot, but not both. Larry Lofaro also explained that 75% of the Membership would need to vote to make a change to our by-laws. There was also spirited debate over the rental amendment. Bobbi Malkin expressed concern that the amendment could negatively affect the ability of homeowners to rent out their homes at a time when it may be especially necessary. Bobbi Malkin also expressed concern over what liability we may have if we keep someone out –especially, if the Board uses the new power the amendment gives it selectively (Robert Uhrig suggested this could be fixed by requiring council's opinion before doing such a thing). There were other residents who wanted the amendment to make sure sexual offenders couldn't rent in our neighborhood and to help possibly stop the renting to others who may be a detriment to the community and who may cause our property values to further decline or its residents to not feel safe. It would I think be fair to say that nearly all the con-arguments had to do with liability and potential difficulties with renting out one's house during bad economic times and the pro-argument was almost exclusively about keeping out sexual offenders and others that may affect our property values or make us feel unsafe.

Architectural Committee –Brief response and then tape cutoff.

#11

Larry Lofaro informed we need 75% of Membership (69 members) to vote to change a covenant in the by-laws.

Phil Kline asked how much was spent on legal fees for the amendments. Larry explained putting them together and getting them in the county records cost approximately \$630. Maura said the initial estimate was only \$450, but there were more conversations with the attorney re: the matter than were originally planned.

Larry Lofaro allowed one more question on the subject. Unknown Female Resident asked if a measure was defeated, if there was any way, in a process less cumbersome than changing the by-laws, to change the rules and regulations to give some protection and Larry appropriately responded that we cannot have any rules or regulations that are contrary to what is in our by-laws.

Larry Lofaro received a Violations Committee Report with 27 violations noted within from Eric Malkin. Larry Lofaro asked that Lot 81 be added for a blue Toyota that frequently blocks the sidewalk and Lot 54 be added for a broken driveway column light.

Sandy at Lot 83 said the trees on his property are being addressed (apparently he received a notice re: 1 or more dead ones) and landscape company wants to “shack” the tree(s) to see if it/they come(s) back. Maura suggested Sandy write a letter to the Board.

Larry Lofaro said he realizes the trees out in front need replacing, but explained it is less expensive to remove the trees and replace them with new ones if it is done simultaneously and he wants to hold off until after the access control system project is completed before putting anything new in. Also, Larry Lofaro said it was his understanding that March/April is the most opportune time to plant new trees.

Chuck Mucciolo made a motion that violation letters be sent out to the 27 violators on Eric Malkin’s report plus to Lots 81 and 54 and the motion was seconded by Maura Slaughter and passed unanimously.

Teny Nameth of the Welcome Committee explained there’s one house on Lakeside they need to go to.

Re: Neighborhood Crime Watch, Eric Malkin stated he would like to be notified and for all the captains to be notified if there are any incidents anywhere in the neighborhood.

Unknown Female Resident stated that on 3 occasions Coconut Palm and Sunflower had lawn mower races on our streets and further stated this is a far greater problem than her granddaughter who was apparently corrected for riding her motor scooter on the sidewalk in the neighborhood. Chuck Mucciolo suggested making sure she had the names of the landscapers correct and she write down the days and times these incidents occur and give the information to the Board and the Board would address.

Unknown Female Resident complained apparently Sunflower's folks are leaving trash from their lunch on grounds and Mark Halmo said he'd already spoken to Rob Peterson (community landscape contractor) about that very issue.

Unknown Male Resident complained the pressure cleaning company burned the edges of our lawns when it did our sidewalks. Larry Lofaro explained our contract with the pressure cleaning company stated that only environmentally safe chemicals were to be used in doing the sidewalks. Mark Halmo said chlorine is environmentally safe, but only a small amount of it is necessary (3 Tablespoons per gallon of water) and should be used (especially around our landscaping) and Mark thought too much chlorine was probably used as evidenced by the burned lawns and the odor.

Lake Maintenance –Mark Halmo said we experienced a set-back with the plants that were planted at the lake's edge because of some very heavy rainfall 3 weeks after the initial planting and he explained that Todd Bartite (sp?) did a re-plant about 2 weeks ago and the plants appear to be doing well and Mark Halmo has ideas of where to put additional plants to help our lake. Mark Halmo commented on our water level being very low. Mark Halmo requested people with coconut palms do something (i.e. 12 in. high fence) to keep the coconuts out of the lake (300 of them at SW corner of lake) and to help keep the oranges out as well. Lastly, he requested people don't throw their dog poop in the lake. Mark Halmo explained that feeding the lake nutrients like these causes fibrous algae blooms to be more pronounced.

Michael Grigelis suggested organizing a committee (someone said wheelbarrow squad) to clean up the coconuts in the lake and Larry Lofaro suggested Michael Grigelis volunteer to head it. It was mentioned that we do have someone already who picks up the trash in the lake, but not the coconuts.

Eric Malkin asked Mark Halmo about the water reports and Mark Halmo indicated they were posted on the website and Eric Malkin said the Lakeworth Water Management District found out that we were testing and he wanted to give the District copies of the reports.

Gates and Access Control –Larry Lofaro said the access control system is up and running beginning March 8th and clickers were being handed out today at the meeting. Larry Lofaro said the old system will continue for a week or two before its shut down forever. Larry Lofaro went on to explain the BWHOA telephone number will for awhile go to the access control while the 2 systems are both running.

Unknown Male Resident inquired about using his car to open the gates and both Larry Lofaro and Chuck Mucciolo told residents it's possible not all cars will be capable, but that residents should consult with their car manuals in figuring out how to make it work in cars that are capable.

Entrance –Chuck Mucciolo repeated what Larry Lofaro said earlier in the meeting; namely, that any dead palms and any dead or missing plants will be taken care of once the access control system project is complete.

Chuck says he is looking into a metal shroud to help diffuse the bright light at the phone pad.

Florin Tudor suggested that we not throw away the old access system. Larry Lofaro explained that the old system is not up to code and it would need to be brought up to code for us to use it again (even temporarily). Larry Lofaro ended what was becoming a lengthy discussion by saying we would consider keeping the old system rather than throwing it out.

Chuck Mucciolo said a key benefit to our new system is its ability to lock people out (because each clicker is unique) who don't belong in the neighborhood (at all or at particular days and times).

An Unknown Female Resident asked if it was o.k. for her and her daughter to each have a code and Larry responded each resident has 3 subdirectories (?).

An Unknown Male Resident asked if they could get a 2-button clicker and Larry Lofaro responded by saying the clickers are more expensive and come in packs of 10 and he will order them if 10 people wanted them.

An Unknown Male Resident said he could use a universal remote, but the Board corrected him and explained (again) that the clickers are unique to each persona and that a universal remote would not work.

Social Committee –nothing.

Holiday decorations –Larry Berdoll apologized for missing President's Day, but said he'd do something for St. Patrick's Day and for July 4th after that.

Mark Halmo acknowledged the Mason family for generously donating the new flag at our front entrance.

Official Ballot:

Turnaround –In favor was 16 and against was 46 –FAILED.

Pedestrian gate –In favor was 26 and against was 36 –FAILED.

Eric Malkin reported COWBRA has 95 communities in it and more than 120,000 residents. Eric Malkin said COWBRA's elections will be held on the 16th. Eric Malkin said a group would be going to Tallahassee to discuss issues important to us all (i.e. funding for education and HOA and COA legislation). Eric Malkin informed the Membership that COWBRA was turning 30 and he made a motion that we contribute \$150 to buy an ad in a book congratulating COWBRA on 30 years of service (like we did when it turned 25) and Larry Berdoll seconded the motion –it passed without objection. Eric Malkin informed the membership that on June 15th at Indian Springs there'll be a luncheon to celebrate COWBRA's 30th anniversary. Eric Malkin reminded everyone that COWBRA meetings are held the 3rd Wednesday of the month.

Architectural Committee –nothing to report. Larry Lofaro responded to an Unknown Female Resident's question by saying that any paint colors or other changes to a person's home or property should have been o.k.'d by the Committee, but the Resident should report anything she feels was not.

An Unknown Male Resident asked about the new street lights the Membership approved last year. After some discussion about the amount of money approved for this endeavor (\$3,000 or \$6,000), it was generally decided it was \$3,000 that was approved, but the costs were \$6,000. The Board explained that the project was put off temporarily due to the costs of the access system. Eric Malkin made a motion to table discussion of the street lights until our next meeting in April and it was seconded by Unknown Male Resident and the motion was approved without objection.

An Unknown Male Resident asked about the sometimes working and sometimes not working light on the end of Water Course Way and the Board suggested the Resident call FPL who will fix the light for free.

Motion to adjourn was made and seconded and it was approved without objection –It was difficult to tell who made the motions because of the noise in the room, but I could hear they were made.

Board Meeting

March 5, 2011, noon, Larry Lofaro called meeting of new board to order.

Present was Larry Lofaro, Chuck Mucciolo, Mark Halmo, Mike Hanson, Robert Galvin, Kip Brandrup and Robert Uhrie

Robert Uhrie made a motion to accept the minutes from the last meeting and the motion was seconded by Mark Halmo and it passed unanimously.

Larry Lofaro said the Treasurer's Report was tabled until the next board meeting as we had just received the bank statements.

Larry Lofaro discussed the Treasurers position (historically and today, responsibilities and time involved).

Maura Slaughter discussed her ex-position as Communications Director

Larry Lofaro said a bookkeeper will cost \$300 per month if we find we cannot handle the Treasurer function in-house.

Mike Hanson suggested automating our banking and finance further.

Larry Lofaro brought up possibly discussing electronic banking with BB&T.

Mike Hanson brought up accepting dues by credit card payment, but the Board was generally not receptive to this idea due to the costs involved and potential administrative burdens.

Larry Lofaro suggested Mike Hanson volunteer for Treasurer, but he was apprehensive due to constraints on his time.

Maura Slaughter also brought up getting a Management Company at a cost of approximately \$1,000 per month, but this idea wasn't discussed any further.

Robert Uhrie nominated Larry Lofaro to be President and Mark Halmo seconded and Larry Lofaro was elected president unanimously and Larry Lofaro proudly accepted.

Larry said President can be Treasurer, but that he can't do both because of constraints on his time.

Robert Galvin had some concerns over being Treasurer because he's a Mac user and will be doing some traveling. Robert Galvin was told our accounting software is accessed online and Larry Lofaro agreed to be Robert Galvin's backup if he wanted to try the position.

Mike Hanson volunteered to help Robert Galvin with the Treasurer responsibilities.

Mike Hanson expressed interest in being Communications Director. Maura Slaughter indicated she received as many as 10 calls a week from residents. Chuck Mucciolo suggested getting an answering machine instead of routing the BWHOA number to Mike Hanson's phone –the only thing Mike Hanson seemed a little apprehensive about. It was generally agreed then that Mike Hanson would be our new Communications Director and that we would utilize an answering machine for resident calls.

Robert Uhrie volunteered to be Secretary since position only involves the minutes and so doesn't take a lot of time. Larry made a motion to elect Robert Uhrie Secretary and Mike Hanson seconded and the vote was unanimous in favor.

Larry made a motion to nominate Chuck Mucciolo Vice President and Robert Uhrie seconded and the motion passed unanimously.

Robert Uhrie suggested we discuss a lock box with BB&T when we go in to sign signature cards.

Chuck Mucciolo nominated Robert Galvin to be Treasurer and the vote was unanimous in favor of Robert Galvin being Treasurer.

Robert Uhrie was told to go onto Sunbiz and change board members.

Kip Brandrup and Mark Halmo will continue to be Special Projects.

Larry Lofaro wants a board member to oversee each committee to improve communication between the Committees and the Board. Mark Halmo is on the architecture committee. Larry Lofaro wants oversight over the Violations and Welcoming Committees –it was never decided who would oversee.

Bobby Malkin handed over recommendations for changes to our by-laws and those are being reviewed by Chuck Mucciolo, Larry Lofaro and Maura Slaughter and Chuck Mucciolo wants to make a presentation at the next meeting.

A pet policy was briefly discussed.

Maura Slaughter brought up being a little more restrictive on house color choices (mostly agreement of Board members, but with caution about being too restrictive). Mike Hanson had an idea of choosing 20 colors that don't need to be approved and that idea was very well received by the Board and Maura Slaughter suggested she could have a designer work on what colors.

Mike Hanson asked to start a BWHOA Facebook page and it was generally agreed that would be a good idea, but that he would have to monitor it.

More discussion about removing the coconuts from the lake, but it was just discussion.

Eric Malkin said he'd approached Joey about his lights shining in another Resident's windows at night and he agreed to turn off the lights at not later than 11 p.m. The Resident who was being affected told Eric Malkin she would be more tolerant if the Board would allow her trailer to be in her driveway. Nobody on the Board was in favor of this and Chuck Mucciolo said she should be cited for her trailer.

There was more mention of a Management Company, but it was brief and only in passing.

Maura Slaughter gave Chuck Mucciolo her Secretary file (i.e. foreclosures, etc...).

It was mentioned that we have our own BWHOA laptop now. It is intended to store important BWHOA documents and information on so that it can be accessible during Board and Membership meetings.

Meeting was adjourned after a motion that was seconded and after a unanimous vote by the board to adjourn.

DRAFT - NOT APPROVED BY BOARD

Special Home Owners' Meeting
April '09 2011 at 10:00 a.m.
Library

All Board members present.

It was determined we need 28 homeowners for a quorum and to be able to go forward with the meeting. It was further determined that we did have 28 homeowners present and so did have a quorum.

It was also determined that we need 69 affirmative votes to pass a change to our Declarations.

Phil brought up the possibility that if we did not have enough votes to pass the amendment, we could go after those votes after the meeting. This was brought up again after the votes were tallied and the Board decided the right thing to do would be to let the votes and proxies we had prior to the count determine solely the fate of the amendment.

Larry Lofaro asked people to bring up their ballots and proxies if they had them and allowed homeowners who wished to come up and write their lot number on a piece of paper along with their vote and hand it to him to do so (for privacy).

The Board went through each vote and checked it against the list of homeowners to make sure there was not more than 1 vote per lot that would be counted.

Phil talked about the different standards for approving changes to the Declarations and By-laws and used the aerators as an example of something that would only take a simple majority of the quorum present versus the 75% majority that we need to change the Declarations.

Barbara Malkin talked about the differences between approving Rules and Regulations and changes to the By-laws and how the Board could do one without the membership and not the other.

Shortly after the verification process had started, Larry Lofaro said people didn't need to wait for the verification and count if they didn't want to and the results would be announced.

It was determined that we had 69 votes and 3 proxies.

Robert Uhrie made a motion to vote the proxies according to the will of the majority of the Board. Mark Halmo seconded. The motion passed unanimously.

The tally of the actual votes cast were 50 yes votes in favor of the amendment and 19 no votes against.

The Board voted 6 to 1 in favor of the amendment with Mike Hansen being the lone no vote. The 3 proxies go with the yeses.

The amendment failed to pass.

After the vote, Jan Brewer, Lot 9, suggested the Board did not need to change the Declarations to accomplish what they were trying to do in the amendment. She claimed that Article 8, Section 4 already gives the Board the power to enforce its Rules and Regulations

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding provided herein or by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the property to enforce any lien created by these covenants and restrictions. Any failure by the Declarant, the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Chuck Mucciolo mentioned that he would be passing out in the Board Meeting to follow a proposed list of Rules and Regulations for the community.

Chuck Mucciolo agreed with Jan about the Board's ability to enforce its Rules and Regulations, but said that the Rules and Regulations need to have some basis in the Covenants; that the Rules and Regulations must "play off of" an item that is already in our Covenants.

Jan went on to make the case that what the Board needed to play off of was also already in the Declarations in Article 6, Section 25.2:

2. All owners and lessees of Lots in The Properties shall abide by this Declaration, the Articles of Incorporation, the By-Laws and all Rules and Regulations as they are adopted from time to time by the Board of Directors and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees

and persons over whom they exercise control and supervision.

Jan is in favor of rules regarding renters and made a motion that the Board look again to see if what we have in place doesn't already give us the ability to address tenancy. Jim Locklear seconded the motion and it passed.

Chuck Mucciolo said his proposed Rules and Regulations didn't address tenancy issues, but he would work on it.

Barbara Malkin pointed out that there isn't a formal list of Rules and Regulations that exist today. Chuck Mucciolo added there were a few in our Declarations.

A motion to end the special meeting was made by Larry Lofaro and seconded by Chuck Mucciolo and passed.

Board Meeting

April '09 2011 at 11:15 a.m.

Library

All Board members present.

Chuck Mucciolo made a motion that the minutes of the last meeting be approved and Mike Hansen seconded and the motion passed unanimously.

Treasurer's Report given by Robert Galvin, Treasurer:

1st quarter income was \$34,861.51 and it included \$1,420 in special assessment monies.

1st quarter expenses were \$23,073.67.

1st quarter net income was \$11,787.84.

Cash in the checking account was \$24,262.52 and there was another \$21,798.34 in our interest bearing account.

61 homeowners are current and 31 owe monies for 2nd quarter and some other smaller items like remotes.

Robert Uhrie produced the Tax Returns for 2010 and submitted them and an invoice from S&K for \$100.

Mike Hansen made a motion and Chuck Mucciolo seconded and it passed that we change the signature cards at the bank by doing the following: REMOVE signatory Maura Slaughter, REMOVE signatory Larry Berdoll, ADD signatory Robert Galvin, ADD signatory Michael Hansen. Larry Lofaro, Chuck Mucciolo, Kip Brandrup and Robert Uhrie will remain signatories on the account

Robert Uhrie said he would also ask about a lockbox when he called to verify who needed to be present to change the signatories on the accounts.

Larry Lofaro asked Robert Galvin to look into online banking

Mark Halmo and Mike Hansen were going to get together during the next week to discuss removing the coconuts from the lake and Mike Hansen volunteered the front of his house to be used to place the coconuts for Waste Management to remove.

Mike Hansen said our Facebook page is up and running

Larry Lofaro asked Mike Hansen to look into updating/managing our web page.

<Mike Hansen had to leave, but we still had a quorum>

Chuck Mucciolo presented a draft copy of the Rules and Regulations and Larry Lofaro said we would debate them at our next Meeting in May. Chuck Mucciolo reiterated they don't contain rental rules, but

that he would work on them and maybe present them as an amendment at the next meeting. Chuck Mucciolo said the BOLD type is from the Covenants and allows us to make the rule he drafted immediately after. Chuck Mucciolo mentioned that he included things that Barbara Malkin provided and things from his discussions with Lori Getz who is a property manager and family member of one of our homeowners.

Chuck Mucciolo also directed the Board's attention to the architectural rules with Coral Bay's stuff also provided to the Board. Chuck Mucciolo pointed out that our Architectural Committee works without any guidelines. Landscaping and house colors were specifically brought up as areas where there should be some type of guidelines written.

Larry Lofaro brought up again having Board Members oversee certain key committees.

It was established that Mark Halmo would continue to oversee the architectural committee

Larry Lofaro specifically mentioned wanting a Board Member to oversee the Violations Committee. Larry Lofaro said he continues to have trouble getting the cooperation from the committees that he needs.

Chuck Mucciolo brought up the Welcoming Committee as a committee that also should have oversight because of the importance of the information we provide homeowners when they come into the community.

Barbara Malkin had to leave the meeting and asked to be recognized and Larry Lofaro recognized her. Barbara Malkin pointed out that the By-laws and Declarations do address "major" landscaping changes. She presented a bill for \$100 for COWBRA membership dues. She inquired into the \$150 payment for COWBRA's 30th anniversary and Larry Lofaro said he'd just gotten the bill, but would take care of it. Lastly, Barbara Malkin said no violation letters have gone out because the form letters they have are in .pdf and cannot be changed with the software Eric Malkin has. Chuck Mucciolo said that he had no idea they were having difficulties with the attachment and questioned why the committee didn't simply type a new letter in another format and send it out if they were having difficulty with the .pdf. Chuck Mucciolo asked is it the case that nothing then has been done since the last meeting re: violations and Barbara Malkin answered yes and left the meeting.

Heidi told the Board she was unaware the letters hadn't gone out. The rest of the members of that committee are Lynn Berdoll, Teny Nameth and Florin Todor

Larry Lofaro questioned if a change in leadership in that committee was warranted. However, it was decided that Kip Brandrup would be the Board member that would oversee that committee and work with Eric Malkin to make sure things are getting done. Kip Brandrup will make reports to the Board and ensure letters are sent out.

Larry Lofaro is going to mail to the Violations Committee and Board Members tickets he's made to give persistent violators of our parking Rules and Regulations.

Mark Halmo made a motion that we move forward with the street lights and set a limit of \$7,500 (\$5,640 was the last estimate) to complete the project. Kip Brandrup seconded the motion. It passed after Larry Lofaro assured the Board that the monies were available.

Mark Halmo made a motion to repair the landscaping at the entrance and it was seconded by Robert Uhrig and it passed. Dollars were discussed (\$1,500 estimate for median), but it was agreed that no matter the cost, it had to be done. The Board agreed with Kip Brandrup that we should get multiple bids.

We agreed that the sod at Bartells' needed to be replaced, but there was no motion made concerning it.

Chuck Mucciolo and Larry Lofaro discussed adding and moving and replacing some palms and it was generally decided to put that off until after the lights and the landscaping at the front entrance was fixed. The cost of the palms was I believe ~\$900.

Kip Brandrup and Mark Halmo are to look at maintenance agreements for the gates and if they include 100% of all costs of all repairs and include labor and parts, the Board generally agrees that a cost of \$1,632 a year would be money well spent.

Larry Lofaro asked for permission to pay the final invoices for the access systems, but the Board declined until after the final inspection.

Mark Halmo took samples of the bottom of our lake and noted that sample taken near the aerators were white sand the bottom got blacker the further away you moved so this is a sign the aerators are doing what they are supposed to do. Mark Halmo went onto say that the deepest part of the lake is 12'

Larry Lofaro brought up that he would consider a management company if there is not greater cooperation from the committees.

Chuck Mucciolo made a motion to end the meeting and Robert Uhrig seconded.

May 12, 2011 @ 6 p.m. in the library's small meeting room

Larry calls meeting to order.

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Chuck Mucciolo made a motion to approve the minutes and Kip Brandrup seconded.

Larry Lofaro asked Robert Uhrie to please get minutes out sooner than 2 days before the next meeting. Larry also said to make the minutes briefer.

Treasurer's Report not officially prepared because Robert had not received the bank prior to the meeting. Per Quick Books, as of May 12th, there was income of \$37,922.09 and expenses of \$30,939.42. Also, there was \$22,979.77 in the checking account and \$21,698.54 in the interest bearing account. There are 15 statements with people owing in excess of \$200. Lot 8 owes \$480.

Lot 8 needs a special letter because amount owed is greater than \$450. Larry Lofaro and Robert Galvin were going to review all the past due statements.

Robert Galvin announced he would be out of town the month of June.

Rob Galvin verified taxes sent.

Robert Uhrie verified he made changes to the State of Florida website regarding changes to the board.

Chuck Mucciolo gave bills to Robert Galvin for reimbursement.

Robert Galvin wants approval from someone before writing checks to companies for things other than regular monthly bills.

Final access control payment is still due pending 1) the final inspection 2) the keys for the telentry and ? 3) gates opening automatically when data is being uploaded remotely and 4) keys to manually open gates.

Larry Lofaro wants the next meeting to be a special homeowners meeting to vote on street lights. Larry and Robert Uhrie will get together to do 14-day letter.

Robert Uhrie made a motion to accept the Rules and Regulations with an amendment that hedges be kept no less than 4' from the sidewalk. The motion was seconded by Mike Hansen and it was approved unanimously

Larry Lorafaro is going to make copies and mail out 100 copies.

Gate maintenance check must go out because the contract isn't valid until then even though the contract was executed May 1st.

ARC –No new applications. Mike Hansen is bringing to the next meeting a number of colors that the board will vote on and that homeowners can choose without ARC approval.

Violations –Eric Malkin said he is re-doing his committee because he can't open the letters he needs to send out to violators. He would like a 3-person committee to make it more manageable; it's easier to get 3 people together. Eric wants to send out 30-day letters before the board meeting which the board said was allowed. Copies of Eric's letters will go to Kip. Chuck offered to come to Eric's house to make sure Eric can access the letter.

Chuck Mucciolo encouraged board members to send out notices to parking violators. After 3 strikes, Chuck sends the 1st letter, just a notice, then a 2nd that also charges the violator a \$25 fine, then a 3rd that charges a \$50 fine and puts the violator on notice he/she may be towed.

Landscape and irrigation –Mark said a couple of sprinkler heads were replaced and said something needs to be done about the garbage trucks leaking fluids.

Kip brought 4 quotes for landscaping the front entrance. After a lot of discussion, Cut Above was chosen by the board to do the landscaping project.

At 8:47 p.m., Chuck Mucciolo made a motion to adjourn the meeting. Robert Uhrie seconded the motion. It pass unanimously.

June 2011 minutes

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Larry Lofaro made a motion to accept last month's minutes, Chuck Mucciolo seconded and the motion passed unanimously.

Mike Hansen pointed out that the rules and regulations that were sent out did not include hedges in the neighborhood being at least 4' from the sidewalk. Chuck Mucciolo agreed to amend the rules and regulations.

Robert Galvin is away. Larry Lofaro read the treasurer's report. According to QuickBooks, our checking account has \$12,801.70 in it and our interest bearing account contains \$21,812.92.

Larry Lofaro said prior to closing the title agent requests information from the HOA regarding any monies owed to it by the seller. This may allow the association from time to time to get monies owed to it for things like past due quarterly dues and late fees and violations fines.

30 days past the due date, Mike Hansen will request from Robert Galvin a list of homeowners who have not yet paid their quarterly dues. Mike will make a courtesy call to these homeowners to remind them they've not yet met their financial obligations to the community.

Larry Lofaro and Robert Uhrie were both unable to update our status on the Secretary of State's website. Robert will call the Secretary of State's office Monday and report back no later than Wednesday what the issue is/was.

Larry Lofaro asked Mike Hansen to remind him to ask Robert Galvin to send 2010 YE financials out to the homeowners. Larry said the financials cannot be hand-delivered.

Architectural Review Committee: Mark Halmo said that one roof painting and one house painting was approved.

Violations Committee: Since the last meeting, the rules and regulations were mailed out to all homeowners and Chuck Mucciolo and Larry Lofaro contacted Eric Malkin to do a walk-thru of the neighborhood. Shortly after, Eric gave notice that he was no longer interested in running or being a part of the committee. There are 3 members on the committee presently. Chuck has designed a letter to help make it easier to report violations. It was also suggested that a majority wasn't required to report a violation and that a majority of the board could decide a violations issue if it was contested by the homeowner.

Welcome Committee: The HOA welcomes Mark and Shannon to the neighborhood.

Crime Watch: Mike is going to review the tapes at the gatehouse to ascertain the identity of the person who broke our gates. The board will contact the police and fill out a report.

Landscape and Irrigation –Mark Halmo and Larry Lofaro met w/Rob re: the irrigation ...grass dying on Aqua Vista. We need a new timer (Hoop and Gardener's home) for ~\$150 and a new zone (Dragoon's) for \$800. Mark made a motion to do the work and Chuck Mucciolo seconded the motion and it passed without objection.

Lake Maintenance: Mark Halmo said Todd Bartight tested our water and an algae bloom and low water and lack of any wind all are combining to make our lakes look less than stellar with suspended material in parts –although we all agreed that our lakes were faring much better than others in surrounding communities. Mark Halmo said our aquatic plants (arrowhead, golden something and purple something) should come back. Mark also commented there is a Blue Heron's nest in our pine tree that has recently hatched babies in it.

Gates: Prior to someone ramming our gate, arms were going to cost \$600 to replace. We are now looking at another up to \$600 to repair (\$500 for x and \$100 for a truck to pick up the slab so it can be re-leveled)

Larry Lofaro said WSA was owed \$13,000. We paid \$6,500 of that \$13,000. We got back our final permit and keys and ability to open the gates, but we still have the issue with the camera at the pad being unable to take both photos of car and SUV drivers. Larry directed we pay the last \$6,500 after the camera issue is resolved.

Web: Larry Lofaro brought up we need to find a volunteer to take over the web ...or in lieu of that find someone we can pay to manage the site. Larry is partial to Front Page. Chuck Mucciolo was checking with family.

Larry Lofaro saw no reason for a meeting in July.

Mike Hansen made a motion to end the meeting and Chuck Mucciolo seconded and the motion passed unanimously.

September 7, 2011, 6:30 p.m. meeting at the Hagan Ranch Library:

Mark Halmo, Kip Brandrup, Rob Uhrie, Larry Lofaro, Rob Uhrie, Chuck Mucciolo and Mike Hansen were all present.

MOTION: Mark made a motion to accept the minutes of the last meeting. The motion was seconded by Chuck. The motion passed unanimously.

TREASURER'S REPORT for August:

Revenue through September 1, 2011 was \$62,549.41 and included \$1,430 in past due assessments from 2010.

80 members are current . 5 members owe in excess of \$200. 3 members owe in excess of \$(cough)?

Expenses through September 1, 2001 were \$57,009.94.

Excess of revenue over expenses equal \$5,539.47.

Cash in bank is \$49,761.62 of which \$18,162.13 is in the checking account and \$21,827.50 is in the interest bearing account

TOPIC: How we can cost-effectively collect delinquent dues, assessments, late fees, etc... accrued ...especially in the case of foreclosure

TOPIC: Renters

TOPIC: Website is up and running and documents are available on the new website

MOTION: Robert Galvin made a motion that we amend the rules and regulations to require a \$500 deposit for renters. Robert Uhrie seconded the motion. The motion passed without objection.

COMMITTEE: Architectural Review Board. Nothing to report.

COMMITTEE: Violations. 4 are on the committee. Cited 25 homes after August 27th drive-thru, but committee is holding off on citing roofs until after hurricane season. Citations were mailed August 29th. Next drive-thru is in October.

COMMITTEE/MOTION: Mike made a motion that welcome packets be hand-delivered to new residents and volunteered to be the one to make the delivery. Mark seconded and the motion passed unanimously. Rob Uhrie volunteered to scan welcome documents and send to Larry who will give to Robert Galvin to post on the website.

POINT: Amendments to the rules and regulations must be mailed to all homeowners and other residents.

COMMITTEE: Crime watch. Things going on that can't be discussed yet due to an ongoing investigation.

TOPIC: Communication. Robert Galvin will post an email address on the website and monitor it.

TOPIC: Landscaping & Irrigation. Sunflower being issued 30-day letter stating our desire to discontinue our relationship. We will go back to using Coconut.

TOPIC: Lake maintenance.

TOPIC: Street lights. Project will be completed by September 19th.

TOPIC: Gates. WSA/Howard Segal owed \$6,500 (last payment), but that entire amount is being held until after camera issue is corrected. Larry o.k.'d \$220 for a new VCR. Howard is charging us \$962 for work he was not asked to perform. We will hold off on discussing that bill with Howard until after camera issue is resolved and ultimately will not pay it. Kip will handle the problem with the gate scraping on the curb. Larry will bring up pedestrian gate again at the next homeowners meeting.

TOPIC: Guardhouse repairs

TOPIC: Comcast. Have ordered internet and will need at least one Comcast phone line for \$50 per mo. Desire is to eliminate AT&T's 2 lines.

COMMITTEE: Social Committee. Maybe will do something late fall after it cools off.

TOPIC/MOTION: Need new camera. Have 2 proposals deciding between. Mark made a motion to allow the replace of the camera up to \$1,200. Robert Galvin seconded the motion and it passed unanimously.

TOPIC: Gate damage needs to be invoiced. Kip and Robert Galvin and Chuck will work on getting correct amount due sent to responsible party.

MOTION: Mark made a motion to end the meeting. Larry seconded the motion and it passed without objection.

Boynton Waters HOA - Board of Directors Meeting

October 8, 2011

Hagen Ranch Road Library

Meeting called to order at 10am

Directors present: Larry Lofaro, Charles Mucciolo, Robert Galvin, Kip Bandrup & Mark Halmo. A quorum is present.

Mark Halmo made a motion to approve the September minutes, seconded by Kip, all in favor; passed unanimously.

Treasurer's report:

• YTD 2011 Total Income\$75,555.49

61 Members Current on Q4 Dues, (Not Including Late Fees) , 24 Members with 4th Quarter's Dues Pending, 3 Members with Balances Outstanding in Excess of \$210, 4 of these in excess of \$420

• YTD 2011 Total Expenses: \$60,786.75, Net Operating Income: \$14,768.74

• Cash in the bank, October 6th, 2011.....\$43,766.12 (Checking...\$21,924.02, Interest Account...\$21,842.10)

Architectural Review - no committee members present, no report

Violations - no committee members present, no report

Lot 40 - 9401 Cascade - in need of violations, still in limbo between courts and bank so far as we know.

Robert Galvin made a motion to have Coconut Palm maintain the property on a twice monthly basis, seconded by Mark Halmo. Separate billing to be established for assessment to bank.

- Larry Lofaro to contact Bob's Blue Pools for estimate to treat pool which is green.

- Kip Brandrup to contact Health Department for pool concerns.

- Chuck Mucciolo to assess property, further violations, contact attorney and process fines as may be necessary.

Landscape and Irrigation -

- Kip Bandrup made a motion to switch from Sunflower to Coconut Palm for the common area landscape and irrigation maintenance contract with a 30 day letter terminating Sunflower, seconded by Robert Galvin, all in favor; motion passed unanimously. Larry will prepare letter to Sunflower with a termination date of December 1, 2011.

- Mark Halmo made a motion to replace 3 missing/dead palm trees at a cost of \$1,100 as proposed by Coconut Palm, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Lake Maintenance - some discussion about furthering the aeration system into the next legs of the lake system

Gates and Security -

- We now have a cable connection at the guardhouse which will allow for the disconnect of the regular phone line and get telephone service for the access control via Comcast, saving the HOA money each month.

- We have been delayed again by WSA for the corrections to the installation; tentative completion next week with Stanley right behind to install the new camera and move an existing one.

- Board discussed the desire to repair the gates now rather than wait until cameras are in. Kip will coordinate the repairs of the gates with a contractor he has already received a quote from.

Social - no committee members present, no report

Holiday decorations - no committee members present, no report

Old business - no comments

New business - Mark Halmo made mention of a pending issue that needs to be looking into along the north side of the community where an invasive tree should be removed but doing so would affect the lake bank in that location and possibly create an undesirable view for the adjacent homeowner.

Charles Mucciolo made a motion to adjourn the meeting, seconded by Mark Halmo, all in favor; motion passed unanimously. The meeting was adjourned at 11:30am.

November 19, 2011, 10:14 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Mark Halmo, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Robert Uhrie made a motion to approve the minutes of the last meeting and Robert Galvin seconded and the motion passed unanimously.

Treasurer's Report:

As of November 1, 2011:

Revenue: \$79,950.49

80 members are current, there are 12 members with 4th quarter dues past due, 7 members owe in excess of \$210 and 4 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 12,216.08

Bank Balances as of October 31, 2011

Total: \$46,182.32

Checking: \$24,334

Interest Bearing: \$21,848.32

Robert Uhrie made a motion to approve the Treasurer's Report and Mark Halmo seconded and the motion passed unanimously.

Robert Galvin will prepare a draft budget for next meeting.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things).

McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them.

McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are new neighbors that need to be contacted.

Crime Watch: Unlawful entry reported and Robert Galvin put incident on website.

Website: Robert Galvin brought in a large screen t.v. and demonstrated the website to all in attendance. Cams can be accessed by typing in user ID and password. E-Mail BoyntonWaters@Gmail.com for user ID and password with your Lot Number

Robert Uhrie was told Robert Galvin still does not have June minutes. Robert Uhrie told group to contact him at his SunTrust email address for the time being as he doesn't have internet at home.

Cameras: We can have up to 8 and only have 6. A face shot and picture of exiting plates would be desirable.

Gates: Somewhat serious discussion re: installing an arm to prevent tailgating in.

Rules and Regulations: Approved \$200 fine for pushing open gates. This is a per incident fine and offender will also be responsible to pay any costs incurred as a result. Chuck Mucciolo made the motion, Mark Halmo seconded it and it passed unanimously. Along the same vein, Kip Brandrup will order a new sign that covers both trespassing and that announces the fine for pushing open the gates. The board expressed its strong desire to protect our wildlife. Mark Halmo made a motion that Chuck Mucciolo seconded and that passed unanimously that a \$500 per incident fine will be levied against anyone removing wildlife from the lake and not putting it back in the lake. Exact language is still to be determined, but the rule and fine goes into effect immediately.

Landscaping: Luis is back! Mark Halmo brought up house doing composting visible from street to Violations.

Lights: Robert Galvin said there are lights out at the south entrance and pointed out the timer needs to be adjusted for the lights on the guardhouse. Kip Brandrup and Mark Halmo indicated they would take care of.

Lake Maintenance: Nothing reported.

Landscaping front entrance: Terryco (?) will start \$4,100 project after December 1st, but before December 10th and will complete all work by December 20th. We will pay in 2 equal installments in January and February. Mark Halmo made the motion, Robert Uhrie seconded and it passed unanimously.

Todd Mason requested the board to forgive the expenses incurred when his tenant damaged the gate. The board is not inclined to do this. Initially, the Masons were told \$1,500 would be due. After further review and upon completion of all work with regards to the damage, a more accurate assessment of \$750+\$375 will be provided to the Mason's with a request to immediately remit payment for the damage. Chuck Mucciolo made the motion to deny the request for leniency and send out a letter with the correct amount owed and Robert Uhrie seconded and it passed unanimously.

Robert Uhrie will call contact attorney to see if any free information is available regarding filing liens on homes.

Gatehouse: Quotes of \$1,600 were rejected by the board. It was determined, that we would call Clint at Pressure Star for a quote.

I believe it was agreed that we do not have the money in the budget for decorating for Christmas this year.

Mark Halmo made a motion to the meeting and Robert Uhrie seconded and it passed unanimously.

December 10, 2011, 10:05 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Robert Galvin, Kip Brandrup and Michael Hansen.

Robert Galvin made a motion to ammend the minutes of the last meeting to remove password and login for the cameras. Kip Brandrup seconded and the motion passed unanimously

Robert Galvin made a motion to approve the amended minutes of the last meeting and Kip Brandrup seconded and the motion passed unanimously.

The board discussed the liening of properties that are in arrears on dues. Board agreed that liens will only be filed once the balance goes above \$1,000 and that each individual case will be considered on a case by case basis. Estoppel letters will still be used for homeowners with lower balances.

Larry Lafaro asked Mike Hansen to contact those with outstanding balances to avoid late fees.

Treasurer's Report:

Larry Lafaro presented the 2011 Profit/Loss balance sheet.

Larry Lafaro presented the 2012 proposed budget. It was agreed to change the allocation for a new camera/security system to \$5,000. Holiday lights were also added to the budget. Eric Malkin agreed to get estimates from other neighborhoods in order to provide a more accurate budget for the holiday lighting.

As of December 1, 2011:

Revenue: \$81,035.49

81 members are current, there are 11 members with 4th quarter dues pending, 7 members owe in excess of \$210 and 3 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 13,301.08

Bank Balances as of December 5, 2011

Total: \$43,429.17

Checking: \$21,853.71

Interest Bearing: \$21,575.46

Robert Galvin made a motion to approve the Treasurer's Report and Kip Brandup seconded and the motion passed unanimously.

The board discussed the need to rewrite the new Rules and Regulations pertaining to Lake wildlife and gate violations in order to comply with Florida Law and also allow the board discretion for violations. The rewrites will be available for the January meeting.

Kip Brandup agrees to postpone his presentation for the January meeting when more board members and homeowners are present.

Kip Brandup proposes the new gate sign in reference to violations. The board unanimously approves the new gate sign to be posted with the tow company sign.

Kip Brandup presented 4 bids for painting of the guard house. The board agrees to contract with Pressure Star Inc for the work. The board agrees to painting a more modern color scheme in keeping with the updated colors of the neighborhood.

After discussion on new camera/security system Larry Lafaro tasks Mike Hansen with making initial inquiry into costs and setup of new camera system.

Board Recognizes Eric Malkin (COWBRA rep). Discussed new charter school proposed in the preserve area of Boynton Beach Blvd just west of the turnpike.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things). McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them. McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are no new neighbors that need to be contacted.

Crime Watch: Eric Malkin present. No issues to report.

Gates: Eric Malkin will look into the need to comply with new regulations regarding turn arounds if a permit is pulled for gate arms in addition to the gate.

Rules and Regulations: Rewrites of new rules will be available for approval at Jan meeting

Landscaping: nothing to report

Lake Maintenance: Nothing reported.

Gatehouse: Mike Hansen will contact Clint with Pressure star to discuss the bid approved by the board (paint type and color scheme).

Robert Galvin made a motion to close the meeting and Mike Hansen seconded and it passed unanimously.

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 15, 2011
Meeting Location – Library – 10:00 am

Call to order. The meeting began at 10:15 am

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Bill and Dardick, Teny and Max Nameth, Linda Delpopolo, Michael Grigelis, Mary and David Peed, Florin Tudor, Mrs. Dragan, Lynn Berdoll, Robert Galvin and a few others whose names were not noted by the Secretary.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro requested that a motion be made to approve the minutes from the September 11, 2010 meeting after being informed that they had not previously been approved. Larry Berdoll made the motion, seconded by Maura Slaughter, all were in favor; motion passed unanimously.

Larry Lofaro requested that a motion be made to approve the December 18, 2010 minutes. Maura Slaughter made the motion, seconded by Mark Halmo, all were in favor; motion passed unanimously.

Treasurers report:

Checking account -
Starting balance of \$7,880.35
Deposits of \$19,980.41
Expenses of \$7,258.13
Returned Check of \$110.11
Ending balance of \$20,492.52.

Savings account -

Beginning balance of \$21,754.49
Interest earned \$12.37
Ending balance of \$21,766.86.

Total cash in bank per the December bank statement was \$42,259.38

We received some checks after the December statement so, the current ledger shows the checking account as having \$29,291.51, the savings account as having \$21,766.87 for a total amount of cash on hand of \$51,038.37.

Larry Lofaro: regarding homeowner's dues. Several homeowners are past due in their payments. A number of them are past due two or more quarters plus the special assessment. What I need the Board to discuss is the amount that we will allow a homeowner to be past due before we take legal action by establishing liens. Some homeowners are behind somewhere between \$700 and \$900. Understanding that some homeowners are having difficulty due to certain circumstances however; we need to establish a number that we will take some action on once they reach that number. Once they get past a certain point it seems to indicate that they may be heading towards foreclosure so, I suggest to the

Board that once a homeowner reaches a delinquent amount of \$450 we should begin the process of contacting the attorney to put a lien on the house.

Maura Slaughter: It costs us \$149 for the attorney to send their initial letter. We did recoup \$2100 from the one we did, but we spent over \$4000 and it took years. The attorney's fees were included in those recouped fees. It is up to the judge as to how much we can recoup should it go that far.

Charles Mucciolo: do our bylaws provide that we can recoup those fees (the \$149) prior to going to court?

Larry Lofaro: Yes. When a homeowner is past due more than 30 days we put a late fee on the account, then after 60 days we begin to charge 18% interest.

Charles Mucciolo: If the Board creates a rule which says that if you are delinquent by a certain amount and we then engage the attorney for \$149 can we then recoup that fee?

Larry Lofaro: Yes, however, it's the collecting of the fee.

Charles Mucciolo: What I'm asking is: prior to going to court, if we engage an attorney and he sends a letter which causes the homeowner to then pay, can we attach that initial fee (\$149) to the account as an expense related to collections?

Larry Lofaro: Yes. The homeowner is responsible for the back dues, the late fees, interest accrued and any fees occurred in order to collect. I was also under the impression that there was another thing we could do to establish ourselves as being due monies in the event of a foreclosure.

Maura Slaughter: The bank is always the first lien holder and it will depend on what the court orders. If we wish to go further into the foreclosure process we will incur more legal fees. The problem with the one that cost us \$4000 is that we have been pursuing it since 2003 or 2004.

Mark Halmo: Is there a way to push the process through faster?

Maura Slaughter: Every time we call the attorney it costs us. They suggested to just start with the initial letter as it sometimes has the desired affect.

Charles Mucciolo: Should we (the Board) take the first step with a registered letter from the HOA and then go to the attorney after that?

Mark Halmo: I like that approach and then if we don't get a response we can decide if we want to take the legal approach.

It was suggested that maybe we get on a payment schedule with some homeowners who are late. Larry Lofaro expressed concern that the schedule must be set so that they get caught up in a reasonable time because they will be incurring late charges and interest and can stay behind indefinitely.

The bottom line is that the remainder of the community will have to make up the shortfall if we are not getting paid by 9 or so homeowners. That is a significant amount.

Larry Lofaro suggested we form a committee who will work with the homeowners who are delinquent in payments. They can knock on the door or call them.

Charles Mucciolo expressed concern about having that face to face meeting and asking someone for money; it should be done formally in a letter so that there is a record and keeps us at a distance.

Larry Lofaro stated that we need someone on the Board to take the past due statements and follow up with the letter and keep track of the progress. Maura Slaughter stated that it is basically 5 or 6 families that are having problems.

Larry Lofaro recognized Eric Malkin in the audience who wanted to make a statement. Eric stated the COWBRA executive committee had this discussion recently and that there are several homeowners associations who have let residents get so far behind that it is a big problem. The consensus was that they would send a letter first, as suggested, and that the threshold would be two quarters worth of dues plus any special assessments.

Charles Mucciolo agreed that rather than a dollar amount the delinquency of two quarters dues was more appropriate plus any special assessments that may be in affect.

Larry Lofaro asked for a motion to be made regarding the previous discussion.

Charles Mucciolo made a motion that 'the homeowners association begin a process to collect homeowners dues when they are delinquent two quarters in addition to any special assessments that may be in effect at the time and that the Board first send a certified letter and that certified letter be given 30 days response time before we contact the attorney'. Seconded by Larry Berdoll, all in favor; motion passed unanimously.

Maura Slaughter: I calculate that we are owed about \$3,580 in back dues by the community.

Larry Lofaro entertained a question from Jim Lockyer who was concerned that this approach would give people an excuse to be late with their payments. The Board explained that through the various rules approved over the last few months regarding late charges and interest charges we were not giving anyone a free ride because late charges do go into effect. A late fee goes into effect after 30 days and interest gets charged after 60 days. The Board's concern are for those homeowners that receive numerous notices about late dues, late charges, etc. and do not respond - those 5 or 7 homeowners are the ones we are concerned about going further into delinquency at the cost of all the other homeowners. The Board has an obligation to pursue the monies owed the community and to also try and recover those monies in a cost effective way.

Larry Lofaro stated that he has finalized the budget for 2011 and passed out copies for Board members and the audience. He entertained a motion to approve the budget. There was discussion regarding same. The information will be available to the homeowners after it is approved by the Board and then must be approved by the community at the General Membership meeting. The Board members did receive an advance copy of the proposed budget.

The budget was established based on both last year's expenses and new expenses that were not previously included. Some general discussion took place regarding several line items of the budget. There is nothing in the budget for additional lake aeration because of the limits on funds to be received. The budget does not include the street lighting but is listed as a future expense. At the General Membership meeting we should have certain items be voted on by the community so that they are in control of how certain monies are spent. The budget is based on the quarterly dues of \$210 per lot. The budget is tight and addresses what we need to maintain the community which is why we will go to the community to ask their approval for certain additional improvements. Right now any future improvements will need to take funds from the RESERVE account or require a special assessment. Question regarding access control expenses: the new access system requires a modem for authorized Board members to access the system to monitor and make changes and will also allow for future video access by the individual homeowners to see who is at the keypad by tuning into a certain channel on their television. There was some disagreement as to the need for the modem. There will be a computer in the guardhouse which can then be accessed remotely rather than needing to go to the guardhouse to enter information. A question was asked regarding the RESERVE account showing more than the \$20,000 we determined to be adequate to maintain and discussion and explanation of the accounting principle was given and was satisfactory to the Board member.

Larry Berdoll made a motion to accept the budget as presented, seconded by Maura Slaughter, approved by all members; motion passed unanimously.

The next agenda item was the nomination of candidates for the four Board member positions that will be up for elections. The person nominated must be current in their dues in order to be a Board member. The following people were nominated, without obligation, by various members of the Board and the residents present in the audience:

Kip Bandrup, Jim Lockyer, Bobbi Malkin, Linda DelPopolo, Florin Tudor, Teny Namath, Keith Calloway, Larry Lofaro, Manny Lozano and Robert Galvin.

It should also be noted that at two members of the present Board will most likely resign and that it is important to have people take their place because without a full Board we may have legal issues with respect to the laws that govern homeowners associations. This concern is another reason that the Board has had to consider the possibility of a management company depending on the outcome of the elections.

There is a possibility that existing Board members may not be able to legally resign if there are not enough members remaining to form a bona fide Board.

Mark Halmo made a motion that we put together a letter to be mailed to the homeowners notifying them that elections are upon and to ask for assistance and participation on the Board and committee's otherwise we may be forced to engage a management company, seconded by Larry Berdoll, approved by all members; motion passes unanimously.

Mark Halmo will put the letter together along with Larry Berdoll.

For those running for the Board, it would be helpful for them to prepare a short statement outlining their qualifications, strengths and reason for wanting to be a Board member so they community has pertinent information on them.

We must be informed by the next meeting of who is going to be running for the open positions.

Architectural Review Committee

9368 Watercourse - Nameth, was approved for driveway and roof.

Violations

Only two violations were outstanding. Eric Malkin stated that there are a few violations that need discussion because they are subjective. An example he gave was if two committee members say a roof needs cleaning but others disagree - there is no way to quantify it. Does the Violations committee have the final say? The Board commented that the committee should be taking a majority vote of the committee members in those instances. Charles Mucciolo stated that there are many violations that are not subjective, they are simple in their definition and that the Violations Committee, either through their Chairperson or a member has the right to send notice to that homeowner citing a violation. Eric stated that in the case of parking in the street we are restricted by our bylaws against putting a sticker on a car unless the car has been there for 24 hours. Charles Mucciolo stated that the stickers have a statement which reads "move the car within 24 hours or be towed" or something to that effect and that it is not a timeframe during which we have to wait. There was discussion regarding the issue and there was no consensus. Eric stated that when Kennelly wrote the Bylaws he put something in there which states that you cannot put a sticker on a car unless you give them 24 hours notice. Eric insisted that we have not recourse. Eric suggested we have vehicles park on alternate sides of the road; this was rejected by the Board. The Board asked Eric how Phil Kline was able to have the Baileys construct the additional driveway and threaten fines if they continued to park on the street. Eric stated "because he got away with it". Eric stated that he did not want to put the Board or the Committee at risk of a lawsuit by illegally putting stickers on cars.

Charles Mucciolo asked Eric Malkin, as the Chair for the Violations Committee to please provide the Board with the portions of the Bylaws that specifically reference the inability to cite vehicles unless they are present for at least 24 hours.

(It should be noted that during the transcription of these minutes the Secretary researched the Bylaws and did not find any reference to a 24 hour waiting period for citing a violation however; the Bylaws do provide for 24 hours notice before a vehicle is towed. It is important to understand this because certain statements were made that suggest the prior Board acted improperly - this is not the case. It appears that the prior Board correctly enforced the Bylaws with respect to parking in the common areas).

Maura Slaughter stated that we have asked many homeowners over the years to not park their vehicles on the street and they have complied and asked Eric to move the car that he has been parking in the street to set an example as the Chair of the Violations Committee - "the Board is asking you to move it off the street and onto the driveway". Eric stated that he would comply and that the car will be gone by Tuesday as it is being sold.

Larry Lofaro asked when the next drive through the community will be; Eric said that he would like to have it done before the next meeting. Larry was concerned that we have been waiting for a while for a report and would like to get something going as soon as possible.

More discussion regarding the 24 hour rule. Members from the audience expressed concern about people parking across the sidewalks. The Board agreed that we do not want to have people parking across sidewalks for safety reasons.

Larry Lofaro stated that in his opinion the Violations Committee has the responsibility to notify someone who may be parking in the streets that they must move the vehicle and if they continue to park in the street it should be referred to the Board who will decide what to do.

Charles Mucciolo and Eric Malkin are going to discuss further how to proceed.

Fine Enforcement

Nothing to report at this time as there are no issues requiring fines.

Welcome Committee

Lynn Berdoll has been making some contacts and Maura Slaughter will be getting her the names of new residents on Aqua Vista.

Neighborhood Crime Watch

A neighbor reported an unknown man approached her home asking questions in some official manner but did not seem to be an official. The neighbor reported this to a Board member who then made the President aware. Residents are urged to call 911 at the first sign of any suspicious activity. Board members cannot help in this situation. The police have said on numerous occasions to call immediately if you suspect something to be wrong.

If was also discussed that anyone can access our community through the gate because the access code was given to a realtor who posted it on the internet.

The new access control system should be installed within the next few weeks.

Website

Bill Dardick requested that he not be required to attend each meeting as the website normally has nothing to report; the Board agreed to remove 'Website' from the future agendas.

Charles Mucciolo reported that he and Bill Dardick worked out an email address to instill confidence in the community for the purpose of receiving official Board correspondence only. Because a number of residents demanded their email addresses be removed from the Boards mailing list as a result of the emails that were sent a couple of months ago the community will incur additional expenses in the way of stamped mailings. The establishment of the new email address (bwhoa_mail@boyntonwaters.org) will allow residents to block all other resident emails of their choosing to avoid solicitation or unwanted correspondence but know that mail from this address is being sent by the Board. So, if you see mail from this address please do not treat it as spam.

Mark Halmo made a motion to remove the website from the agenda, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Landscape and Irrigation

Larry Lofaro reported the contract with Aquatic Systems is up for renewal and there will be no increase in cost so we will continue with them for lake maintenance.

Pest control - we have been notified that the White Fly problem is making a resurgence back into Palm Beach County and in fact, several homes in the community have had to be treated so, it is in our best interest to have the Jog Road hedge treated once again. Mrs. Dragun commented that her hedge did have it and needed to be treated. Charles Mucciolo will get a cost from PestSmart to do the work and coordinate same.

Mark Halmo and Charles Mucciolo reported that there are several dead palms and that it is the recommendation of Sunflower to postpone their replacement until March or April to help insure their survivability; additionally there will be a cost savings of about \$200 by having remove and replace all at once rather than make two trips. Total cost to be determined depending on number of palms.

Additionally the area of sod in the common area behind the Bartell's is looking bad. The history behind this is that the developer did not provide irrigation in this and similar common areas along Aqua Vista. The prior board was able to secure irrigation through the Bartell's system and added heads to the common area. Our landscaper, as part of their regular check of the irrigation, determined that Bartell's pump is not operating properly and Mr. Bartell does not want to incur the expense at this time and questions the diagnosis of the problem. Since we need reliable irrigation in this area in order to at least keep green what mix of grasses exists in this area and certainly to support new sod in the future we should look to the Sprigg residence for an irrigation source. Mr. Sprigg will allow us to assess the work needed to tie into his irrigation once Sunflower provides us a cost for the work.

Someone asked if trimming the Royal palms may have contributed to the decline of one along Aqua Vista. It was discussed that trimming in and of itself, while not necessary for a Royal Palm, does not affect the health.

Sunflower did comment in recent email that nailing into the palm trees at the front entry for the purpose of securing holiday lights would most definitely provide an opportunity for rot and insect infestation and to please find another method of securing the lights.

Lake Maintenance

Mark Halmo reported that the lakes are progressing well. Reports on the water came in and the levels are within acceptable ranges. Aquatic systems will be replacing the littoral plants that have died with more mature plants in the next month or two.

Also to be noted - the lakes have a lot of landscape debris such as clippings and especially coconuts and oranges - these material decompose and are costing us a lot of money and is a significant contributor to the problem of keeping the lakes clear and clean. Residents are urged to remind their landscapers to not blow or deposit cuttings in the lake, to be proactive in the trimming of coconuts so they do not fall and roll into the lake and to not place landscape waste on top of the drainage grates in the streets because the berries, seeds, leaves and small branches will wash directly into the lakes. If this practice goes unchecked it will cost the community a lot of money to keep up with the lake cleaning.

Some discussion about possibly having an outside contractor come in and clean the lake of floating debris; no decision made.

Access Control

Work on the system is progressing; trenches dug, wires run, inspections made and everything is up to code. The old permits have not been an issue so far. The forms need to be entered into the data base. Comcast was out today to survey how to pull lines under the road. If we go with Comcast for the modem installation then each homeowner may assign a phone number with a long distance area code rather than a local number because Comcast offers the long distance dialing at no additional charge.

There was some discussion regarding the various options available for assigning telephone numbers. It was determined that Coconut Palm does so many homes in the community we will assign an access slot for him at no cost to any individual homeowners who use his service.

A couple of Board Members will need to hear the tutorial from Howard Siegel (access control contractor) in the coming week in order to understand how to enter data from the homeowners.

Kip Bandrup has been doing a lot of research on the condition of the gate operators however; there is not enough time at this current meeting and he will postpone his presentation to the next meeting.

Kip Bandrup did make a statement that he has received negative comments about his abilities from certain homeowners. He went on the record to state his many years of experience in numerous fields relating to construction and

manufacturing, the role he played in rescuing a company from bankruptcy and his extensive dealings with contracts and contract negotiations. He further stated that he believes his is adequately experienced to deal with the issues regarding the community for which he has taken responsibility and contributed hundreds of hours to thus far.

The Board acknowledged the contributions that Kip has made and encouraged him to continue.

Bylaws

We need to be prepared for the General Membership meeting. One particular area has to do with the renter's restrictions we have been discussing. There was some discussion regarding the document that would need to be changed and the number of members that will need to be in favor in order to pass.

Maura Slaughter asked the Board's opinion on whether or not we should charge the equivalent of one month's rent as a fee for rental approval. There was some discussion regarding the first right of refusal for new buyers based on a clear set of circumstances which the attorney outlined for us as being good cause. There was concern about being sued for refusing a purchase.

There was some discussion regarding the clause about homeowners being restricted to renting the home only once every six months. The concern was that if a renter leaves after one or two months the homeowner will be at a disadvantage and have to leave the home vacant. It was suggested that the language be changed to allow two renters in a twelve month period.

There was some further discussion regarding the approval of transfers by inheritance and the ability to deny the transfer if someone is a felon or sex offender.

Eric Malkin stated that a board he is affiliated with in the county addresses these issues and often sides with the homeowner.

Maura Slaughter pushed for the language the attorney suggested because it gives the HOA the option to deny a purchase or transfer of title based on good cause (with being a sex offender or felon as good cause).

Bobbi Malkin expressed her concern that when an HOA includes clauses for 'first right of refusal' that is a red flag to many lenders. Maura Slaughter is going to check into this. Maura Slaughter asked for Eric and Bobbi to write down their suggestions and send them to her.

Larry Lofaro asked for motion on changes to the Bylaws regarding rental properties. **Mark Halmo made a motion that we continue to pursue changes to the Bylaws as they relate to the rental of properties pending further discussion, seconded by Maura Slaughter, all in favor; motion passed unanimously.** *(this motion occurred later in the meeting, as it was recognized by the Board that a vote had not been taken.)*

We need a committee formed of people who can prepare the materials needed for the General Membership meeting.

Larry Lofaro asked that members of previous Boards and Committees volunteer to count the votes.

We need names of those who are running for the Board to put forth their names as soon as possible.

Maura Slaughter said that we need to file with the State in April a renewal of corporate documents to include the names of the new Board members.

On the proxy that is going to be distributed we should list the items that will be up for a vote. One item that some homeowners want to see on the vote is the issue of the turnaround at the front entry. This is important so that the records will show that the community as a whole, and not just the Board, made the decision on this issue which may have certain liabilities to both the community and the Board should an accident occur while someone is backing out of the entrance onto Jog Road.

Larry Lofaro asked that a motion be made on the subject. Maura Slaughter made a motion that we put the turnaround to a vote by the community at the General Membership meeting. Kip Bandrup seconded, all in favor; motion passed unanimously.

Some residents were talking out of turn and Larry Lofaro asked for the audience to stop talking over the Board so that business could be conducted properly.

Larry Lofaro suggested that Kip provide the community with the costs associated with this improvement so that the community could be better informed.

If the community votes against the turnaround it will then absolve the Board from future legal actions should a lawsuit be filed.

COWBRA

January 31, 2011 - there will be a meeting at the Library - all are encouraged to attend.

Old Business

Larry Lofaro stated that at the previous meeting he asked Barbara Malkin, who had made certain accusations towards a Board member, to come forward with any proof; do date she has not. He then stated that he had not heard from her or received anything to date and asked if she had anything to present. (it is difficult to ascertain from the recording but it sounds like either Eric or Barbara said 'no'.) Larry Lofaro asked if Barbara would like to retract her statement and if so, to make the retraction in a written form so that it could be sent to all residents since the accusation was also sent to all residents. Eric Malkin said he wanted to postpone their comments until February because they needed to discuss it with their attorney. Larry Lofaro stated that he requested this at the last meeting and that his concern that if the allegations are true he wanted to take action. Eric Malkin asked what specific allegations he was talking about. Larry Lofaro stated 'the specific allegations against taking 'kick-backs'... Eric and Barbara stated that they never used those words and that the term used was 'potential conflict of interest'. Maura Slaughter asked Barbara Malkin what exactly the conflict of interest was. Barbara Malkin stated "he (Charles Mucciolo) works for GL Homes, Sunflower does work for GL Homes and Charles Mucciolo manages Sunflower and all of sudden they are working for us and we are not getting the services we were getting previously." Maura Slaughter asked "what services are we not getting?" Barbara Malkin said we are not getting the same number of cuts per year. Charles Mucciolo stated that was not correct - we are getting the same number of cuts as Coconut provided us with. Charles Mucciolo then read the statement that Barbara Malkin had made in her email for clarification to the Board; it read "it is my opinion that the present Board has not been operating in the best interest of our community. There has been spending far beyond what is necessary for the smooth operation of a community this size. Further, it appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board Member who has no ownership interest in this community and now, with a proposal of a management company."

There was some inaudible discussion in the audience to which Charles Mucciolo stated "I don't work for Sunflower Landscape, I don't manage Sunflower Landscape. They install the landscape material for the company that I work for; on occasion I must go out and verify that the material they put in matches the plans that they followed."

Eric Malkin then asked (referring to the statement that Barbara had made in her email) "what in that statement was derogatory to you (referring to Charles Mucciolo) or anyone else?"

Charles Mucciolo stated "I don't believe anything is derogatory." (something inaudible was said by the audience) and he then responded "hold on a second, you threw something out in a very caustic way, you might not have come out and said 'this person is taking money' but if I say 'this person could be a child molester' then an implication is made. You are making an implication that I did something wrong. I did nothing wrong. At the last meeting you said 'I think you should have recused yourself from the vote'... that is a little different than saying there is a conflict of interest and I'm doing something wrong." Eric Malkin stated "if you just don't let this thing go away I will have to take it to my attorney." Charles Mucciolo commented (tongue in cheek) that it was OK for them (Eric and Barbara) to "throw something out to the community at large and then we have to just forget it".

Mark Halmo then asked Barbara if she had anything to offer Larry Lofaro with respect to his investigation. Barbara Malkin reiterated her position that Charles Mucciolo has a relationship with Sunflower Landscape through his employer. Charles Mucciolo stated that as a Landscape Architect he has dealings with numerous landscape contractors, suggesting there could always be a perceived 'conflict of interest' no matter who we use.

Robert Uhrie stated that during the process of presenting and selecting the various contractors Charles Mucciolo did offer to recuse himself and we asked him to contribute and vote because of his expertise.

Mark Halmo once again asked if Barbara Malkin had nothing more to offer in the way of information that Larry Lofaro could use in his investigation then we should close this investigation and be done with it.

Florin Tudor asked why we were spending more money on the landscaping than we did before. Charles Mucciolo stated that we are not spending more than before. Florin stated that he wanted to see how much we were spending on flowers and the like because the front looks worse than before. Charles Mucciolo asked what the basis for that statement was because he thought that most people have commented favorably on the entry. Florin demanded to know the costs for Sunflower Landscaping and Charles Mucciolo stated that the contract was approximately \$300 more per year over that of Coconut (note: the actual cost is \$100 more per year) with more services. When Barbara Malkin made a statement that we were getting less cuts per year she was basing that on a statement that Phil Kline made at one point that 'Coconut cuts every week' - that was not the case. Barbara Malkin agreed that they did not cut every week. Charles Mucciolo stated that if you look at Coconuts contract it was approximately 36 cuts per year - that is what we get. (note: the Secretary reviewed the contracts for Sunflower and Coconut and found that Sunflower provides 1 additional cut per year compared to Coconut - Florin Tudor was provided with the comparisons a few days after the meeting. If you calculate the cost of yearly maintenance by the number of cuts per year, we are actually paying less for Sunflower than we did for Coconut).

Eric Malkin stated that he did not think we need to change landscape contractors. The Board reminded him that this was a decision made a long time ago after much consideration. Charles Mucciolo stated that he recalled Eric Malkin stating in the past that we did need to make a change - several Board Members agreed to that recollection.

Larry Lofaro asked the Board how they felt we should proceed with regards to the original investigation as nothing has been provided in writing by Barbara. Maura Slaughter stated that Barbara Malkin's accusation was terrible, she was not specific on what the conflict of interest was...this is just like when people commented that members of the Board are not qualified to choose the access system company even though we explained our backgrounds and process for selection...so maybe we should let her statement go just like we did with the other.

Mark Halmo made a motion that we close the investigation and move forward as a community, seconded by Kip Bandrup, all in favor with the exception of Maura Slaughter and Charles Mucciolo; motion passed.

Larry Lofaro went on to state that we do need to move forward but recognizes that the statements made were irresponsible and caused to unfairly tarnish the reputation of someone who has invested a lot of time in this community and that this was the turning point for Charles Mucciolo who will most likely quit as a result.

New Business

No new business to discuss

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor; motion passed unanimously.

The meeting ended at approximately 12:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT - NOT APPROVED BY BOARD

Boynton Waters Homeowners Association, Inc.
General Membership Meeting
Saturday, March 5, 2011
Meeting Location is the Library and the Time is 10:00 a.m.

#10

Larry Lofaro asks Members to keep questions and statements to no more than 2 minutes and asks that nobody else talk when a Member has the floor. Lastly, Larry asks that Members state their name and lot number before talking.

March 5, 2011, 10 a.m., Larry Lofaro calls meeting to order.

Larry Lofaro said a Quorum is present.

A motion is made by Eric Malkin to approve the minutes of March 6th (?) (should've I think been 2/12/2011 minutes) and Kip Brandrup seconded and they were approved unanimously.

Treasurer's Report was given by Robert Uhrie

2010 Total Income was \$72,192.80 (\$8,690 from Special Assessment –3 Members still not paid), 2010 Total Expenses were \$84,505.72 (of which \$12,500 was for 50% of access control system) and cash flow was a negative \$12,223.33

Cash in the bank at YE was \$53,549.6 (checking = \$31,770.77 and savings = \$21,778.88). There was \$20,000 in the RESERVE account.

A motion was made to accept the Treasurer's Report by Eric Malkin and it was seconded by Larry Berdoll. There was no objection.

Larry Lofaro said 2011 Budgeted Income and Expenses are \$78,940. Eric Malkin made a motion to approve the budget and Michael Grigelis seconded and it was approved without objection.

Larry Lofaro tells the Membership there are 4 open positions on the Board and opens the floor to anyone wishing to be nominated –nobody comes forward.

Larry Lofaro offers to let anyone already nominated come forward to make a statement –nobody comes forward.

Larry Lofaro, nominee for Board, said he sent letters out to the Membership about his running for the board again and hopes everyone got one.

Larry Lofaro acknowledged Phil Kline's history of service to the community and thanks him for being a mentor and for his valuable assistance –declined to run for board.

Larry Lofaro acknowledged Maura Slaughter's countless hours of service and valuable help and said she'll be greatly missed on the board –not running for board.

Larry Lofaro acknowledged Larry Berdoll's many years of dedication to the community –not running for board.

Phil Kline moves that the 3 nominees (Jim Locklear had to remove himself as a nominee) be approved and be given 3 of the 4 positions available –Eric Malkin seconded and it passes without objection.

Mike Hanson inquires into the open 4th position.

Larry Lofaro re-opens the floor to nominations. Mike Hanson steps forward and Larry Berdoll nominates him.

Larry Lofaro suggests since a motion from Phil Kline affectively ended the vote, that another special election be held in 1-2 months to fill the 7th board position. After more discussion, Phil Kline re-made his motion to accept all 4 nominees and Eric Malkin seconded and it passed without objection.

There was a lot of spirited discussion and debate on the merits of a turnaround. Lot 92 didn't want it because of the noise and location of the gates relative to their lot if the gates get moved forward to make room for the turnaround. Lot 64 didn't want the turnaround because it would mean more traffic (u-turns) where the kids wait for the school bus (north gate). It was explained to the membership that someone brought up needing a turnaround to the board and for liability purposes it was determined that the matter should come up for a vote before the Membership so the community as a whole could determine whether we put one in or not. The same of the pedestrian gate. It should be noted that Larry Lofaro did tell the Membership that there had been a serious accident the week before. Mike Hanson did bring up using pavers at our entry, but his proposal wasn't discussed in any detail.

There were discussions about proxies and absentee ballots with regard to the rental amendment being offered at the April 9th meeting. Larry Lofaro clarified by saying to only send in a proxy or an absentee ballot, but not both. Larry Lofaro also explained that 75% of the Membership would need to vote to make a change to our by-laws. There was also spirited debate over the rental amendment. Bobbi Malkin expressed concern that the amendment could negatively affect the ability of homeowners to rent out their homes at a time when it may be especially necessary. Bobbi Malkin also expressed concern over what liability we may have if we keep someone out –especially, if the Board uses the new power the amendment gives it selectively (Robert Uhrig suggested this could be fixed by requiring council's opinion before doing such a thing). There were other residents who wanted the amendment to make sure sexual offenders couldn't rent in our neighborhood and to help possibly stop the renting to others who may be a detriment to the community and who may cause our property values to further decline or its residents to not feel safe. It would I think be fair to say that nearly all the con-arguments had to do with liability and potential difficulties with renting out one's house during bad economic times and the pro-argument was almost exclusively about keeping out sexual offenders and others that may affect our property values or make us feel unsafe.

Architectural Committee –Brief response and then tape cutoff.

#11

Larry Lofaro informed we need 75% of Membership (69 members) to vote to change a covenant in the by-laws.

Phil Kline asked how much was spent on legal fees for the amendments. Larry explained putting them together and getting them in the county records cost approximately \$630. Maura said the initial estimate was only \$450, but there were more conversations with the attorney re: the matter than were originally planned.

Larry Lofaro allowed one more question on the subject. Unknown Female Resident asked if a measure was defeated, if there was any way, in a process less cumbersome than changing the by-laws, to change the rules and regulations to give some protection and Larry appropriately responded that we cannot have any rules or regulations that are contrary to what is in our by-laws.

Larry Lofaro received a Violations Committee Report with 27 violations noted within from Eric Malkin. Larry Lofaro asked that Lot 81 be added for a blue Toyota that frequently blocks the sidewalk and Lot 54 be added for a broken driveway column light.

Sandy at Lot 83 said the trees on his property are being addressed (apparently he received a notice re: 1 or more dead ones) and landscape company wants to “shack” the tree(s) to see if it/they come(s) back. Maura suggested Sandy write a letter to the Board.

Larry Lofaro said he realizes the trees out in front need replacing, but explained it is less expensive to remove the trees and replace them with new ones if it is done simultaneously and he wants to hold off until after the access control system project is completed before putting anything new in. Also, Larry Lofaro said it was his understanding that March/April is the most opportune time to plant new trees.

Chuck Mucciolo made a motion that violation letters be sent out to the 27 violators on Eric Malkin’s report plus to Lots 81 and 54 and the motion was seconded by Maura Slaughter and passed unanimously.

Teny Nameth of the Welcome Committee explained there’s one house on Lakeside they need to go to.

Re: Neighborhood Crime Watch, Eric Malkin stated he would like to be notified and for all the captains to be notified if there are any incidents anywhere in the neighborhood.

Unknown Female Resident stated that on 3 occasions Coconut Palm and Sunflower had lawn mower races on our streets and further stated this is a far greater problem than her granddaughter who was apparently corrected for riding her motor scooter on the sidewalk in the neighborhood. Chuck Mucciolo suggested making sure she had the names of the landscapers correct and she write down the days and times these incidents occur and give the information to the Board and the Board would address.

Unknown Female Resident complained apparently Sunflower's folks are leaving trash from their lunch on grounds and Mark Halmo said he'd already spoken to Rob Peterson (community landscape contractor) about that very issue.

Unknown Male Resident complained the pressure cleaning company burned the edges of our lawns when it did our sidewalks. Larry Lofaro explained our contract with the pressure cleaning company stated that only environmentally safe chemicals were to be used in doing the sidewalks. Mark Halmo said chlorine is environmentally safe, but only a small amount of it is necessary (3 Tablespoons per gallon of water) and should be used (especially around our landscaping) and Mark thought too much chlorine was probably used as evidenced by the burned lawns and the odor.

Lake Maintenance –Mark Halmo said we experienced a set-back with the plants that were planted at the lake's edge because of some very heavy rainfall 3 weeks after the initial planting and he explained that Todd Bartite (sp?) did a re-plant about 2 weeks ago and the plants appear to be doing well and Mark Halmo has ideas of where to put additional plants to help our lake. Mark Halmo commented on our water level being very low. Mark Halmo requested people with coconut palms do something (i.e. 12 in. high fence) to keep the coconuts out of the lake (300 of them at SW corner of lake) and to help keep the oranges out as well. Lastly, he requested people don't throw their dog poop in the lake. Mark Halmo explained that feeding the lake nutrients like these causes fibrous algae blooms to be more pronounced.

Michael Grigelis suggested organizing a committee (someone said wheelbarrow squad) to clean up the coconuts in the lake and Larry Lofaro suggested Michael Grigelis volunteer to head it. It was mentioned that we do have someone already who picks up the trash in the lake, but not the coconuts.

Eric Malkin asked Mark Halmo about the water reports and Mark Halmo indicated they were posted on the website and Eric Malkin said the Lakeworth Water Management District found out that we were testing and he wanted to give the District copies of the reports.

Gates and Access Control –Larry Lofaro said the access control system is up and running beginning March 8th and clickers were being handed out today at the meeting. Larry Lofaro said the old system will continue for a week or two before its shut down forever. Larry Lofaro went on to explain the BWHOA telephone number will for awhile go to the access control while the 2 systems are both running.

Unknown Male Resident inquired about using his car to open the gates and both Larry Lofaro and Chuck Mucciolo told residents it's possible not all cars will be capable, but that residents should consult with their car manuals in figuring out how to make it work in cars that are capable.

Entrance –Chuck Mucciolo repeated what Larry Lofaro said earlier in the meeting; namely, that any dead palms and any dead or missing plants will be taken care of once the access control system project is complete.

Chuck says he is looking into a metal shroud to help diffuse the bright light at the phone pad.

Florin Tudor suggested that we not throw away the old access system. Larry Lofaro explained that the old system is not up to code and it would need to be brought up to code for us to use it again (even temporarily). Larry Lofaro ended what was becoming a lengthy discussion by saying we would consider keeping the old system rather than throwing it out.

Chuck Mucciolo said a key benefit to our new system is its ability to lock people out (because each clicker is unique) who don't belong in the neighborhood (at all or at particular days and times).

An Unknown Female Resident asked if it was o.k. for her and her daughter to each have a code and Larry responded each resident has 3 subdirectories (?).

An Unknown Male Resident asked if they could get a 2-button clicker and Larry Lofaro responded by saying the clickers are more expensive and come in packs of 10 and he will order them if 10 people wanted them.

An Unknown Male Resident said he could use a universal remote, but the Board corrected him and explained (again) that the clickers are unique to each persona and that a universal remote would not work.

Social Committee –nothing.

Holiday decorations –Larry Berdoll apologized for missing President's Day, but said he'd do something for St. Patrick's Day and for July 4th after that.

Mark Halmo acknowledged the Mason family for generously donating the new flag at our front entrance.

Official Ballot:

Turnaround –In favor was 16 and against was 46 –FAILED.

Pedestrian gate –In favor was 26 and against was 36 –FAILED.

Eric Malkin reported COWBRA has 95 communities in it and more than 120,000 residents. Eric Malkin said COWBRA's elections will be held on the 16th. Eric Malkin said a group would be going to Tallahassee to discuss issues important to us all (i.e. funding for education and HOA and COA legislation). Eric Malkin informed the Membership that COWBRA was turning 30 and he made a motion that we contribute \$150 to buy an ad in a book congratulating COWBRA on 30 years of service (like we did when it turned 25) and Larry Berdoll seconded the motion –it passed without objection. Eric Malkin informed the membership that on June 15th at Indian Springs there'll be a luncheon to celebrate COWBRA's 30th anniversary. Eric Malkin reminded everyone that COWBRA meetings are held the 3rd Wednesday of the month.

Architectural Committee –nothing to report. Larry Lofaro responded to an Unknown Female Resident's question by saying that any paint colors or other changes to a person's home or property should have been o.k.'d by the Committee, but the Resident should report anything she feels was not.

An Unknown Male Resident asked about the new street lights the Membership approved last year. After some discussion about the amount of money approved for this endeavor (\$3,000 or \$6,000), it was generally decided it was \$3,000 that was approved, but the costs were \$6,000. The Board explained that the project was put off temporarily due to the costs of the access system. Eric Malkin made a motion to table discussion of the street lights until our next meeting in April and it was seconded by Unknown Male Resident and the motion was approved without objection.

An Unknown Male Resident asked about the sometimes working and sometimes not working light on the end of Water Course Way and the Board suggested the Resident call FPL who will fix the light for free.

Motion to adjourn was made and seconded and it was approved without objection –It was difficult to tell who made the motions because of the noise in the room, but I could hear they were made.

Board Meeting

March 5, 2011, noon, Larry Lofaro called meeting of new board to order.

Present was Larry Lofaro, Chuck Mucciolo, Mark Halmo, Mike Hanson, Robert Galvin, Kip Brandrup and Robert Uhrie

Robert Uhrie made a motion to accept the minutes from the last meeting and the motion was seconded by Mark Halmo and it passed unanimously.

Larry Lofaro said the Treasurer's Report was tabled until the next board meeting as we had just received the bank statements.

Larry Lofaro discussed the Treasurers position (historically and today, responsibilities and time involved).

Maura Slaughter discussed her ex-position as Communications Director

Larry Lofaro said a bookkeeper will cost \$300 per month if we find we cannot handle the Treasurer function in-house.

Mike Hanson suggested automating our banking and finance further.

Larry Lofaro brought up possibly discussing electronic banking with BB&T.

Mike Hanson brought up accepting dues by credit card payment, but the Board was generally not receptive to this idea due to the costs involved and potential administrative burdens.

Larry Lofaro suggested Mike Hanson volunteer for Treasurer, but he was apprehensive due to constraints on his time.

Maura Slaughter also brought up getting a Management Company at a cost of approximately \$1,000 per month, but this idea wasn't discussed any further.

Robert Uhrie nominated Larry Lofaro to be President and Mark Halmo seconded and Larry Lofaro was elected president unanimously and Larry Lofaro proudly accepted.

Larry said President can be Treasurer, but that he can't do both because of constraints on his time.

Robert Galvin had some concerns over being Treasurer because he's a Mac user and will be doing some traveling. Robert Galvin was told our accounting software is accessed online and Larry Lofaro agreed to be Robert Galvin's backup if he wanted to try the position.

Mike Hanson volunteered to help Robert Galvin with the Treasurer responsibilities.

Mike Hanson expressed interest in being Communications Director. Maura Slaughter indicated she received as many as 10 calls a week from residents. Chuck Mucciolo suggested getting an answering machine instead of routing the BWHOA number to Mike Hanson's phone –the only thing Mike Hanson seemed a little apprehensive about. It was generally agreed then that Mike Hanson would be our new Communications Director and that we would utilize an answering machine for resident calls.

Robert Uhrie volunteered to be Secretary since position only involves the minutes and so doesn't take a lot of time. Larry made a motion to elect Robert Uhrie Secretary and Mike Hanson seconded and the vote was unanimous in favor.

Larry made a motion to nominate Chuck Mucciolo Vice President and Robert Uhrie seconded and the motion passed unanimously.

Robert Uhrie suggested we discuss a lock box with BB&T when we go in to sign signature cards.

Chuck Mucciolo nominated Robert Galvin to be Treasurer and the vote was unanimous in favor of Robert Galvin being Treasurer.

Robert Uhrie was told to go onto Sunbiz and change board members.

Kip Brandrup and Mark Halmo will continue to be Special Projects.

Larry Lofaro wants a board member to oversee each committee to improve communication between the Committees and the Board. Mark Halmo is on the architecture committee. Larry Lofaro wants oversight over the Violations and Welcoming Committees –it was never decided who would oversee.

Bobby Malkin handed over recommendations for changes to our by-laws and those are being reviewed by Chuck Mucciolo, Larry Lofaro and Maura Slaughter and Chuck Mucciolo wants to make a presentation at the next meeting.

A pet policy was briefly discussed.

Maura Slaughter brought up being a little more restrictive on house color choices (mostly agreement of Board members, but with caution about being too restrictive). Mike Hanson had an idea of choosing 20 colors that don't need to be approved and that idea was very well received by the Board and Maura Slaughter suggested she could have a designer work on what colors.

Mike Hanson asked to start a BWHOA Facebook page and it was generally agreed that would be a good idea, but that he would have to monitor it.

More discussion about removing the coconuts from the lake, but it was just discussion.

Eric Malkin said he'd approached Joey about his lights shining in another Resident's windows at night and he agreed to turn off the lights at not later than 11 p.m. The Resident who was being affected told Eric Malkin she would be more tolerant if the Board would allow her trailer to be in her driveway. Nobody on the Board was in favor of this and Chuck Mucciolo said she should be cited for her trailer.

There was more mention of a Management Company, but it was brief and only in passing.

Maura Slaughter gave Chuck Mucciolo her Secretary file (i.e. foreclosures, etc...).

It was mentioned that we have our own BWHOA laptop now. It is intended to store important BWHOA documents and information on so that it can be accessible during Board and Membership meetings.

Meeting was adjourned after a motion that was seconded and after a unanimous vote by the board to adjourn.

DRAFT - NOT APPROVED BY BOARD

Special Home Owners' Meeting
April '09 2011 at 10:00 a.m.
Library

All Board members present.

It was determined we need 28 homeowners for a quorum and to be able to go forward with the meeting. It was further determined that we did have 28 homeowners present and so did have a quorum.

It was also determined that we need 69 affirmative votes to pass a change to our Declarations.

Phil brought up the possibility that if we did not have enough votes to pass the amendment, we could go after those votes after the meeting. This was brought up again after the votes were tallied and the Board decided the right thing to do would be to let the votes and proxies we had prior to the count determine solely the fate of the amendment.

Larry Lofaro asked people to bring up their ballots and proxies if they had them and allowed homeowners who wished to come up and write their lot number on a piece of paper along with their vote and hand it to him to do so (for privacy).

The Board went through each vote and checked it against the list of homeowners to make sure there was not more than 1 vote per lot that would be counted.

Phil talked about the different standards for approving changes to the Declarations and By-laws and used the aerators as an example of something that would only take a simple majority of the quorum present versus the 75% majority that we need to change the Declarations.

Barbara Malkin talked about the differences between approving Rules and Regulations and changes to the By-laws and how the Board could do one without the membership and not the other.

Shortly after the verification process had started, Larry Lofaro said people didn't need to wait for the verification and count if they didn't want to and the results would be announced.

It was determined that we had 69 votes and 3 proxies.

Robert Uhrie made a motion to vote the proxies according to the will of the majority of the Board. Mark Halmo seconded. The motion passed unanimously.

The tally of the actual votes cast were 50 yes votes in favor of the amendment and 19 no votes against.

The Board voted 6 to 1 in favor of the amendment with Mike Hansen being the lone no vote. The 3 proxies go with the yeses.

The amendment failed to pass.

After the vote, Jan Brewer, Lot 9, suggested the Board did not need to change the Declarations to accomplish what they were trying to do in the amendment. She claimed that Article 8, Section 4 already gives the Board the power to enforce its Rules and Regulations

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding provided herein or by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the property to enforce any lien created by these covenants and restrictions. Any failure by the Declarant, the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Chuck Mucciolo mentioned that he would be passing out in the Board Meeting to follow a proposed list of Rules and Regulations for the community.

Chuck Mucciolo agreed with Jan about the Board's ability to enforce its Rules and Regulations, but said that the Rules and Regulations need to have some basis in the Covenants; that the Rules and Regulations must "play off of" an item that is already in our Covenants.

Jan went on to make the case that what the Board needed to play off of was also already in the Declarations in Article 6, Section 25.2:

2. All owners and lessees of Lots in The Properties shall abide by this Declaration, the Articles of Incorporation, the By-Laws and all Rules and Regulations as they are adopted from time to time by the Board of Directors and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees

and persons over whom they exercise control and supervision.

Jan is in favor of rules regarding renters and made a motion that the Board look again to see if what we have in place doesn't already give us the ability to address tenancy. Jim Locklear seconded the motion and it passed.

Chuck Mucciolo said his proposed Rules and Regulations didn't address tenancy issues, but he would work on it.

Barbara Malkin pointed out that there isn't a formal list of Rules and Regulations that exist today. Chuck Mucciolo added there were a few in our Declarations.

A motion to end the special meeting was made by Larry Lofaro and seconded by Chuck Mucciolo and passed.

Board Meeting

April '09 2011 at 11:15 a.m.

Library

All Board members present.

Chuck Mucciolo made a motion that the minutes of the last meeting be approved and Mike Hansen seconded and the motion passed unanimously.

Treasurer's Report given by Robert Galvin, Treasurer:

1st quarter income was \$34,861.51 and it included \$1,420 in special assessment monies.

1st quarter expenses were \$23,073.67.

1st quarter net income was \$11,787.84.

Cash in the checking account was \$24,262.52 and there was another \$21,798.34 in our interest bearing account.

61 homeowners are current and 31 owe monies for 2nd quarter and some other smaller items like remotes.

Robert Uhrie produced the Tax Returns for 2010 and submitted them and an invoice from S&K for \$100.

Mike Hansen made a motion and Chuck Mucciolo seconded and it passed that we change the signature cards at the bank by doing the following: REMOVE signatory Maura Slaughter, REMOVE signatory Larry Berdoll, ADD signatory Robert Galvin, ADD signatory Michael Hansen. Larry Lofaro, Chuck Mucciolo, Kip Brandrup and Robert Uhrie will remain signatories on the account

Robert Uhrie said he would also ask about a lockbox when he called to verify who needed to be present to change the signatories on the accounts.

Larry Lofaro asked Robert Galvin to look into online banking

Mark Halmo and Mike Hansen were going to get together during the next week to discuss removing the coconuts from the lake and Mike Hansen volunteered the front of his house to be used to place the coconuts for Waste Management to remove.

Mike Hansen said our Facebook page is up and running

Larry Lofaro asked Mike Hansen to look into updating/managing our web page.

<Mike Hansen had to leave, but we still had a quorum>

Chuck Mucciolo presented a draft copy of the Rules and Regulations and Larry Lofaro said we would debate them at our next Meeting in May. Chuck Mucciolo reiterated they don't contain rental rules, but

that he would work on them and maybe present them as an amendment at the next meeting. Chuck Mucciolo said the BOLD type is from the Covenants and allows us to make the rule he drafted immediately after. Chuck Mucciolo mentioned that he included things that Barbara Malkin provided and things from his discussions with Lori Getz who is a property manager and family member of one of our homeowners.

Chuck Mucciolo also directed the Board's attention to the architectural rules with Coral Bay's stuff also provided to the Board. Chuck Mucciolo pointed out that our Architectural Committee works without any guidelines. Landscaping and house colors were specifically brought up as areas where there should be some type of guidelines written.

Larry Lofaro brought up again having Board Members oversee certain key committees.

It was established that Mark Halmo would continue to oversee the architectural committee

Larry Lofaro specifically mentioned wanting a Board Member to oversee the Violations Committee. Larry Lofaro said he continues to have trouble getting the cooperation from the committees that he needs.

Chuck Mucciolo brought up the Welcoming Committee as a committee that also should have oversight because of the importance of the information we provide homeowners when they come into the community.

Barbara Malkin had to leave the meeting and asked to be recognized and Larry Lofaro recognized her. Barbara Malkin pointed out that the By-laws and Declarations do address "major" landscaping changes. She presented a bill for \$100 for COWBRA membership dues. She inquired into the \$150 payment for COWBRA's 30th anniversary and Larry Lofaro said he'd just gotten the bill, but would take care of it. Lastly, Barbara Malkin said no violation letters have gone out because the form letters they have are in .pdf and cannot be changed with the software Eric Malkin has. Chuck Mucciolo said that he had no idea they were having difficulties with the attachment and questioned why the committee didn't simply type a new letter in another format and send it out if they were having difficulty with the .pdf. Chuck Mucciolo asked is it the case that nothing then has been done since the last meeting re: violations and Barbara Malkin answered yes and left the meeting.

Heidi told the Board she was unaware the letters hadn't gone out. The rest of the members of that committee are Lynn Berdoll, Teny Nameth and Florin Todor

Larry Lofaro questioned if a change in leadership in that committee was warranted. However, it was decided that Kip Brandrup would be the Board member that would oversee that committee and work with Eric Malkin to make sure things are getting done. Kip Brandrup will make reports to the Board and ensure letters are sent out.

Larry Lofaro is going to mail to the Violations Committee and Board Members tickets he's made to give persistent violators of our parking Rules and Regulations.

Mark Halmo made a motion that we move forward with the street lights and set a limit of \$7,500 (\$5,640 was the last estimate) to complete the project. Kip Brandrup seconded the motion. It passed after Larry Lofaro assured the Board that the monies were available.

Mark Halmo made a motion to repair the landscaping at the entrance and it was seconded by Robert Uhrig and it passed. Dollars were discussed (\$1,500 estimate for median), but it was agreed that no matter the cost, it had to be done. The Board agreed with Kip Brandrup that we should get multiple bids.

We agreed that the sod at Bartells' needed to be replaced, but there was no motion made concerning it.

Chuck Mucciolo and Larry Lofaro discussed adding and moving and replacing some palms and it was generally decided to put that off until after the lights and the landscaping at the front entrance was fixed. The cost of the palms was I believe ~\$900.

Kip Brandrup and Mark Halmo are to look at maintenance agreements for the gates and if they include 100% of all costs of all repairs and include labor and parts, the Board generally agrees that a cost of \$1,632 a year would be money well spent.

Larry Lofaro asked for permission to pay the final invoices for the access systems, but the Board declined until after the final inspection.

Mark Halmo took samples of the bottom of our lake and noted that sample taken near the aerators were white sand the bottom got blacker the further away you moved so this is a sign the aerators are doing what they are supposed to do. Mark Halmo went onto say that the deepest part of the lake is 12'

Larry Lofaro brought up that he would consider a management company if there is not greater cooperation from the committees.

Chuck Mucciolo made a motion to end the meeting and Robert Uhrig seconded.

May 12, 2011 @ 6 p.m. in the library's small meeting room

Larry calls meeting to order.

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Chuck Mucciolo made a motion to approve the minutes and Kip Brandrup seconded.

Larry Lofaro asked Robert Uhrie to please get minutes out sooner than 2 days before the next meeting. Larry also said to make the minutes briefer.

Treasurer's Report not officially prepared because Robert had not received the bank prior to the meeting. Per Quick Books, as of May 12th, there was income of \$37,922.09 and expenses of \$30,939.42. Also, there was \$22,979.77 in the checking account and \$21,698.54 in the interest bearing account. There are 15 statements with people owing in excess of \$200. Lot 8 owes \$480.

Lot 8 needs a special letter because amount owed is greater than \$450. Larry Lofaro and Robert Galvin were going to review all the past due statements.

Robert Galvin announced he would be out of town the month of June.

Rob Galvin verified taxes sent.

Robert Uhrie verified he made changes to the State of Florida website regarding changes to the board.

Chuck Mucciolo gave bills to Robert Galvin for reimbursement.

Robert Galvin wants approval from someone before writing checks to companies for things other than regular monthly bills.

Final access control payment is still due pending 1) the final inspection 2) the keys for the telentry and ? 3) gates opening automatically when data is being uploaded remotely and 4) keys to manually open gates.

Larry Lofaro wants the next meeting to be a special homeowners meeting to vote on street lights. Larry and Robert Uhrie will get together to do 14-day letter.

Robert Uhrie made a motion to accept the Rules and Regulations with an amendment that hedges be kept no less than 4' from the sidewalk. The motion was seconded by Mike Hansen and it was approved unanimously

Larry Lorafaro is going to make copies and mail out 100 copies.

Gate maintenance check must go out because the contract isn't valid until then even though the contract was executed May 1st.

ARC –No new applications. Mike Hansen is bringing to the next meeting a number of colors that the board will vote on and that homeowners can choose without ARC approval.

Violations –Eric Malkin said he is re-doing his committee because he can't open the letters he needs to send out to violators. He would like a 3-person committee to make it more manageable; it's easier to get 3 people together. Eric wants to send out 30-day letters before the board meeting which the board said was allowed. Copies of Eric's letters will go to Kip. Chuck offered to come to Eric's house to make sure Eric can access the letter.

Chuck Mucciolo encouraged board members to send out notices to parking violators. After 3 strikes, Chuck sends the 1st letter, just a notice, then a 2nd that also charges the violator a \$25 fine, then a 3rd that charges a \$50 fine and puts the violator on notice he/she may be towed.

Landscape and irrigation –Mark said a couple of sprinkler heads were replaced and said something needs to be done about the garbage trucks leaking fluids.

Kip brought 4 quotes for landscaping the front entrance. After a lot of discussion, Cut Above was chosen by the board to do the landscaping project.

At 8:47 p.m., Chuck Mucciolo made a motion to adjourn the meeting. Robert Uhrie seconded the motion. It pass unanimously.

June 2011 minutes

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Larry Lofaro made a motion to accept last month's minutes, Chuck Mucciolo seconded and the motion passed unanimously.

Mike Hansen pointed out that the rules and regulations that were sent out did not include hedges in the neighborhood being at least 4' from the sidewalk. Chuck Mucciolo agreed to amend the rules and regulations.

Robert Galvin is away. Larry Lofaro read the treasurer's report. According to QuickBooks, our checking account has \$12,801.70 in it and our interest bearing account contains \$21,812.92.

Larry Lofaro said prior to closing the title agent requests information from the HOA regarding any monies owed to it by the seller. This may allow the association from time to time to get monies owed to it for things like past due quarterly dues and late fees and violations fines.

30 days past the due date, Mike Hansen will request from Robert Galvin a list of homeowners who have not yet paid their quarterly dues. Mike will make a courtesy call to these homeowners to remind them they've not yet met their financial obligations to the community.

Larry Lofaro and Robert Uhrie were both unable to update our status on the Secretary of State's website. Robert will call the Secretary of State's office Monday and report back no later than Wednesday what the issue is/was.

Larry Lofaro asked Mike Hansen to remind him to ask Robert Galvin to send 2010 YE financials out to the homeowners. Larry said the financials cannot be hand-delivered.

Architectural Review Committee: Mark Halmo said that one roof painting and one house painting was approved.

Violations Committee: Since the last meeting, the rules and regulations were mailed out to all homeowners and Chuck Mucciolo and Larry Lofaro contacted Eric Malkin to do a walk-thru of the neighborhood. Shortly after, Eric gave notice that he was no longer interested in running or being a part of the committee. There are 3 members on the committee presently. Chuck has designed a letter to help make it easier to report violations. It was also suggested that a majority wasn't required to report a violation and that a majority of the board could decide a violations issue if it was contested by the homeowner.

Welcome Committee: The HOA welcomes Mark and Shannon to the neighborhood.

Crime Watch: Mike is going to review the tapes at the gatehouse to ascertain the identity of the person who broke our gates. The board will contact the police and fill out a report.

Landscape and Irrigation –Mark Halmo and Larry Lofaro met w/Rob re: the irrigation ...grass dying on Aqua Vista. We need a new timer (Hoop and Gardener's home) for ~\$150 and a new zone (Dragoon's) for \$800. Mark made a motion to do the work and Chuck Mucciolo seconded the motion and it passed without objection.

Lake Maintenance: Mark Halmo said Todd Bartight tested our water and an algae bloom and low water and lack of any wind all are combining to make our lakes look less than stellar with suspended material in parts –although we all agreed that our lakes were faring much better than others in surrounding communities. Mark Halmo said our aquatic plants (arrowhead, golden something and purple something) should come back. Mark also commented there is a Blue Heron's nest in our pine tree that has recently hatched babies in it.

Gates: Prior to someone ramming our gate, arms were going to cost \$600 to replace. We are now looking at another up to \$600 to repair (\$500 for x and \$100 for a truck to pick up the slab so it can be re-leveled)

Larry Lofaro said WSA was owed \$13,000. We paid \$6,500 of that \$13,000. We got back our final permit and keys and ability to open the gates, but we still have the issue with the camera at the pad being unable to take both photos of car and SUV drivers. Larry directed we pay the last \$6,500 after the camera issue is resolved.

Web: Larry Lofaro brought up we need to find a volunteer to take over the web ...or in lieu of that find someone we can pay to manage the site. Larry is partial to Front Page. Chuck Mucciolo was checking with family.

Larry Lofaro saw no reason for a meeting in July.

Mike Hansen made a motion to end the meeting and Chuck Mucciolo seconded and the motion passed unanimously.

September 7, 2011, 6:30 p.m. meeting at the Hagan Ranch Library:

Mark Halmo, Kip Brandrup, Rob Uhrie, Larry Lofaro, Rob Uhrie, Chuck Mucciolo and Mike Hansen were all present.

MOTION: Mark made a motion to accept the minutes of the last meeting. The motion was seconded by Chuck. The motion passed unanimously.

TREASURER'S REPORT for August:

Revenue through September 1, 2011 was \$62,549.41 and included \$1,430 in past due assessments from 2010.

80 members are current . 5 members owe in excess of \$200. 3 members owe in excess of \$(cough)?

Expenses through September 1, 2001 were \$57,009.94.

Excess of revenue over expenses equal \$5,539.47.

Cash in bank is \$49,761.62 of which \$18,162.13 is in the checking account and \$21,827.50 is in the interest bearing account

TOPIC: How we can cost-effectively collect delinquent dues, assessments, late fees, etc... accrued ...especially in the case of foreclosure

TOPIC: Renters

TOPIC: Website is up and running and documents are available on the new website

MOTION: Robert Galvin made a motion that we amend the rules and regulations to require a \$500 deposit for renters. Robert Uhrie seconded the motion. The motion passed without objection.

COMMITTEE: Architectural Review Board. Nothing to report.

COMMITTEE: Violations. 4 are on the committee. Cited 25 homes after August 27th drive-thru, but committee is holding off on citing roofs until after hurricane season. Citations were mailed August 29th. Next drive-thru is in October.

COMMITTEE/MOTION: Mike made a motion that welcome packets be hand-delivered to new residents and volunteered to be the one to make the delivery. Mark seconded and the motion passed unanimously. Rob Uhrie volunteered to scan welcome documents and send to Larry who will give to Robert Galvin to post on the website.

POINT: Amendments to the rules and regulations must be mailed to all homeowners and other residents.

COMMITTEE: Crime watch. Things going on that can't be discussed yet due to an ongoing investigation.

TOPIC: Communication. Robert Galvin will post an email address on the website and monitor it.

TOPIC: Landscaping & Irrigation. Sunflower being issued 30-day letter stating our desire to discontinue our relationship. We will go back to using Coconut.

TOPIC: Lake maintenance.

TOPIC: Street lights. Project will be completed by September 19th.

TOPIC: Gates. WSA/Howard Segal owed \$6,500 (last payment), but that entire amount is being held until after camera issue is corrected. Larry o.k.'d \$220 for a new VCR. Howard is charging us \$962 for work he was not asked to perform. We will hold off on discussing that bill with Howard until after camera issue is resolved and ultimately will not pay it. Kip will handle the problem with the gate scraping on the curb. Larry will bring up pedestrian gate again at the next homeowners meeting.

TOPIC: Guardhouse repairs

TOPIC: Comcast. Have ordered internet and will need at least one Comcast phone line for \$50 per mo. Desire is to eliminate AT&T's 2 lines.

COMMITTEE: Social Committee. Maybe will do something late fall after it cools off.

TOPIC/MOTION: Need new camera. Have 2 proposals deciding between. Mark made a motion to allow the replace of the camera up to \$1,200. Robert Galvin seconded the motion and it passed unanimously.

TOPIC: Gate damage needs to be invoiced. Kip and Robert Galvin and Chuck will work on getting correct amount due sent to responsible party.

MOTION: Mark made a motion to end the meeting. Larry seconded the motion and it passed without objection.

Boynton Waters HOA - Board of Directors Meeting

October 8, 2011

Hagen Ranch Road Library

Meeting called to order at 10am

Directors present: Larry Lofaro, Charles Mucciolo, Robert Galvin, Kip Bandrup & Mark Halmo. A quorum is present.

Mark Halmo made a motion to approve the September minutes, seconded by Kip, all in favor; passed unanimously.

Treasurer's report:

• YTD 2011 Total Income\$75,555.49

61 Members Current on Q4 Dues, (Not Including Late Fees) , 24 Members with 4th Quarter's Dues Pending, 3 Members with Balances Outstanding in Excess of \$210, 4 of these in excess of \$420

• YTD 2011 Total Expenses: \$60,786.75, Net Operating Income: \$14,768.74

• Cash in the bank, October 6th, 2011.....\$43,766.12 (Checking...\$21,924.02, Interest Account...\$21,842.10)

Architectural Review - no committee members present, no report

Violations - no committee members present, no report

Lot 40 - 9401 Cascade - in need of violations, still in limbo between courts and bank so far as we know.

Robert Galvin made a motion to have Coconut Palm maintain the property on a twice monthly basis, seconded by Mark Halmo. Separate billing to be established for assessment to bank.

- Larry Lofaro to contact Bob's Blue Pools for estimate to treat pool which is green.

- Kip Brandrup to contact Health Department for pool concerns.

- Chuck Mucciolo to assess property, further violations, contact attorney and process fines as may be necessary.

Landscape and Irrigation -

- Kip Bandrup made a motion to switch from Sunflower to Coconut Palm for the common area landscape and irrigation maintenance contract with a 30 day letter terminating Sunflower, seconded by Robert Galvin, all in favor; motion passed unanimously. Larry will prepare letter to Sunflower with a termination date of December 1, 2011.

- Mark Halmo made a motion to replace 3 missing/dead palm trees at a cost of \$1,100 as proposed by Coconut Palm, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Lake Maintenance - some discussion about furthering the aeration system into the next legs of the lake system

Gates and Security -

- We now have a cable connection at the guardhouse which will allow for the disconnect of the regular phone line and get telephone service for the access control via Comcast, saving the HOA money each month.

- We have been delayed again by WSA for the corrections to the installation; tentative completion next week with Stanley right behind to install the new camera and move an existing one.

- Board discussed the desire to repair the gates now rather than wait until cameras are in. Kip will coordinate the repairs of the gates with a contractor he has already received a quote from.

Social - no committee members present, no report

Holiday decorations - no committee members present, no report

Old business - no comments

New business - Mark Halmo made mention of a pending issue that needs to be looking into along the north side of the community where an invasive tree should be removed but doing so would affect the lake bank in that location and possibly create an undesirable view for the adjacent homeowner.

Charles Mucciolo made a motion to adjourn the meeting, seconded by Mark Halmo, all in favor; motion passed unanimously. The meeting was adjourned at 11:30am.

November 19, 2011, 10:14 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Mark Halmo, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Robert Uhrie made a motion to approve the minutes of the last meeting and Robert Galvin seconded and the motion passed unanimously.

Treasurer's Report:

As of November 1, 2011:

Revenue: \$79,950.49

80 members are current, there are 12 members with 4th quarter dues past due, 7 members owe in excess of \$210 and 4 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 12,216.08

Bank Balances as of October 31, 2011

Total: \$46,182.32

Checking: \$24,334

Interest Bearing: \$21,848.32

Robert Uhrie made a motion to approve the Treasurer's Report and Mark Halmo seconded and the motion passed unanimously.

Robert Galvin will prepare a draft budget for next meeting.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things).

McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them.

McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are new neighbors that need to be contacted.

Crime Watch: Unlawful entry reported and Robert Galvin put incident on website.

Website: Robert Galvin brought in a large screen t.v. and demonstrated the website to all in attendance. Cams can be accessed by typing in user ID and password. E-Mail BoyntonWaters@Gmail.com for user ID and password with your Lot Number

Robert Uhrie was told Robert Galvin still does not have June minutes. Robert Uhrie told group to contact him at his SunTrust email address for the time being as he doesn't have internet at home.

Cameras: We can have up to 8 and only have 6. A face shot and picture of exiting plates would be desirable.

Gates: Somewhat serious discussion re: installing an arm to prevent tailgating in.

Rules and Regulations: Approved \$200 fine for pushing open gates. This is a per incident fine and offender will also be responsible to pay any costs incurred as a result. Chuck Mucciolo made the motion, Mark Halmo seconded it and it passed unanimously. Along the same vein, Kip Brandrup will order a new sign that covers both trespassing and that announces the fine for pushing open the gates. The board expressed its strong desire to protect our wildlife. Mark Halmo made a motion that Chuck Mucciolo seconded and that passed unanimously that a \$500 per incident fine will be levied against anyone removing wildlife from the lake and not putting it back in the lake. Exact language is still to be determined, but the rule and fine goes into effect immediately.

Landscaping: Luis is back! Mark Halmo brought up house doing composting visible from street to Violations.

Lights: Robert Galvin said there are lights out at the south entrance and pointed out the timer needs to be adjusted for the lights on the guardhouse. Kip Brandrup and Mark Halmo indicated they would take care of.

Lake Maintenance: Nothing reported.

Landscaping front entrance: Terryco (?) will start \$4,100 project after December 1st, but before December 10th and will complete all work by December 20th. We will pay in 2 equal installments in January and February. Mark Halmo made the motion, Robert Uhrie seconded and it passed unanimously.

Todd Mason requested the board to forgive the expenses incurred when his tenant damaged the gate. The board is not inclined to do this. Initially, the Masons were told \$1,500 would be due. After further review and upon completion of all work with regards to the damage, a more accurate assessment of \$750+\$375 will be provided to the Mason's with a request to immediately remit payment for the damage. Chuck Mucciolo made the motion to deny the request for leniency and send out a letter with the correct amount owed and Robert Uhrie seconded and it passed unanimously.

Robert Uhrie will call contact attorney to see if any free information is available regarding filing liens on homes.

Gatehouse: Quotes of \$1,600 were rejected by the board. It was determined, that we would call Clint at Pressure Star for a quote.

I believe it was agreed that we do not have the money in the budget for decorating for Christmas this year.

Mark Halmo made a motion to the meeting and Robert Uhrie seconded and it passed unanimously.

December 10, 2011, 10:05 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Robert Galvin, Kip Brandrup and Michael Hansen.

Robert Galvin made a motion to ammend the minutes of the last meeting to remove password and login for the cameras. Kip Brandrup seconded and the motion passed unanimously

Robert Galvin made a motion to approve the amended minutes of the last meeting and Kip Brandrup seconded and the motion passed unanimously.

The board discussed the liening of properties that are in arrears on dues. Board agreed that liens will only be filed once the balance goes above \$1,000 and that each individual case will be considered on a case by case basis. Estopple letters will still be used for homeowners with lower balances.

Larry Lafaro asked Mike Hansen to contact those with outstanding balances to avoid late fees.

Treasurer's Report:

Larry Lafaro presented the 2011 Profit/Loss balance sheet.

Larry Lafaro presented the 2012 proposed budget. It was agreed to change the allocation for a new camera/security system to \$5,000. Holiday lights were also added to the budget. Eric Malkin agreed to get estimates from other neighborhoods in order to provide a more accurate budget for the holiday lighting.

As of December 1, 2011:

Revenue: \$81,035.49

81 members are current, there are 11 members with 4th quarter dues pending, 7 members owe in excess of \$210 and 3 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 13,301.08

Bank Balances as of December 5, 2011

Total: \$43,429.17

Checking: \$21,853.71

Interest Bearing: \$21,575.46

Robert Galvin made a motion to approve the Treasurer's Report and Kip Brandup seconded and the motion passed unanimously.

The board discussed the need to rewrite the new Rules and Regulations pertaining to Lake wildlife and gate violations in order to comply with Florida Law and also allow the board discretion for violations. The rewrites will be available for the January meeting.

Kip Brandup agrees to postpone his presentation for the January meeting when more board members and homeowners are present.

Kip Brandup proposes the new gate sign in reference to violations. The board unanimously approves the new gate sign to be posted with the tow company sign.

Kip Brandup presented 4 bids for painting of the guard house. The board agrees to contract with Pressure Star Inc for the work. The board agrees to painting a more modern color scheme in keeping with the updated colors of the neighborhood.

After discussion on new camera/security system Larry Lafaro tasks Mike Hansen with making initial inquiry into costs and setup of new camera system.

Board Recognizes Eric Malkin (COWBRA rep). Discussed new charter school proposed in the preserve area of Boynton Beach Blvd just west of the turnpike.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things). McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them. McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are no new neighbors that need to be contacted.

Crime Watch: Eric Malkin present. No issues to report.

Gates: Eric Malkin will look into the need to comply with new regulations regarding turn arounds if a permit is pulled for gate arms in addition to the gate.

Rules and Regulations: Rewrites of new rules will be available for approval at Jan meeting

Landscaping: nothing to report

Lake Maintenance: Nothing reported.

Gatehouse: Mike Hansen will contact Clint with Pressure star to discuss the bid approved by the board (paint type and color scheme).

Robert Galvin made a motion to close the meeting and Mike Hansen seconded and it passed unanimously.

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 15, 2011
Meeting Location – Library – 10:00 am

Call to order. The meeting began at 10:15 am

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Bill and Dardick, Teny and Max Nameth, Linda Delpopolo, Michael Grigelis, Mary and David Peed, Florin Tudor, Mrs. Dragon, Lynn Berdoll, Robert Galvin and a few others whose names were not noted by the Secretary.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro requested that a motion be made to approve the minutes from the September 11, 2010 meeting after being informed that they had not previously been approved. Larry Berdoll made the motion, seconded by Maura Slaughter, all were in favor; motion passed unanimously.

Larry Lofaro requested that a motion be made to approve the December 18, 2010 minutes. Maura Slaughter made the motion, seconded by Mark Halmo, all were in favor; motion passed unanimously.

Treasurers report:

Checking account -
Starting balance of \$7,880.35
Deposits of \$19,980.41
Expenses of \$7,258.13
Returned Check of \$110.11
Ending balance of \$20,492.52.

Savings account -

Beginning balance of \$21,754.49
Interest earned \$12.37
Ending balance of \$21,766.86.

Total cash in bank per the December bank statement was \$42,259.38

We received some checks after the December statement so, the current ledger shows the checking account as having \$29,291.51, the savings account as having \$21,766.87 for a total amount of cash on hand of \$51,038.37.

Larry Lofaro: regarding homeowner's dues. Several homeowners are past due in their payments. A number of them are past due two or more quarters plus the special assessment. What I need the Board to discuss is the amount that we will allow a homeowner to be past due before we take legal action by establishing liens. Some homeowners are behind somewhere between \$700 and \$900. Understanding that some homeowners are having difficulty due to certain circumstances however; we need to establish a number that we will take some action on once they reach that number. Once they get past a certain point it seems to indicate that they may be heading towards foreclosure so, I suggest to the

Board that once a homeowner reaches a delinquent amount of \$450 we should begin the process of contacting the attorney to put a lien on the house.

Maura Slaughter: It costs us \$149 for the attorney to send their initial letter. We did recoup \$2100 from the one we did, but we spent over \$4000 and it took years. The attorney's fees were included in those recouped fees. It is up to the judge as to how much we can recoup should it go that far.

Charles Mucciolo: do our bylaws provide that we can recoup those fees (the \$149) prior to going to court?

Larry Lofaro: Yes. When a homeowner is past due more than 30 days we put a late fee on the account, then after 60 days we begin to charge 18% interest.

Charles Mucciolo: If the Board creates a rule which says that if you are delinquent by a certain amount and we then engage the attorney for \$149 can we then recoup that fee?

Larry Lofaro: Yes, however, it's the collecting of the fee.

Charles Mucciolo: What I'm asking is: prior to going to court, if we engage an attorney and he sends a letter which causes the homeowner to then pay, can we attach that initial fee (\$149) to the account as an expense related to collections?

Larry Lofaro: Yes. The homeowner is responsible for the back dues, the late fees, interest accrued and any fees occurred in order to collect. I was also under the impression that there was another thing we could do to establish ourselves as being due monies in the event of a foreclosure.

Maura Slaughter: The bank is always the first lien holder and it will depend on what the court orders. If we wish to go further into the foreclosure process we will incur more legal fees. The problem with the one that cost us \$4000 is that we have been pursuing it since 2003 or 2004.

Mark Halmo: Is there a way to push the process through faster?

Maura Slaughter: Every time we call the attorney it costs us. They suggested to just start with the initial letter as it sometimes has the desired affect.

Charles Mucciolo: Should we (the Board) take the first step with a registered letter from the HOA and then go to the attorney after that?

Mark Halmo: I like that approach and then if we don't get a response we can decide if we want to take the legal approach.

It was suggested that maybe we get on a payment schedule with some homeowners who are late. Larry Lofaro expressed concern that the schedule must be set so that they get caught up in a reasonable time because they will be incurring late charges and interest and can stay behind indefinitely.

The bottom line is that the remainder of the community will have to make up the shortfall if we are not getting paid by 9 or so homeowners. That is a significant amount.

Larry Lofaro suggested we form a committee who will work with the homeowners who are delinquent in payments. They can knock on the door or call them.

Charles Mucciolo expressed concern about having that face to face meeting and asking someone for money; it should be done formally in a letter so that there is a record and keeps us at a distance.

Larry Lofaro stated that we need someone on the Board to take the past due statements and follow up with the letter and keep track of the progress. Maura Slaughter stated that it is basically 5 or 6 families that are having problems.

Larry Lofaro recognized Eric Malkin in the audience who wanted to make a statement. Eric stated the COWBRA executive committee had this discussion recently and that there are several homeowners associations who have let residents get so far behind that it is a big problem. The consensus was that they would send a letter first, as suggested, and that the threshold would be two quarters worth of dues plus any special assessments.

Charles Mucciolo agreed that rather than a dollar amount the delinquency of two quarters dues was more appropriate plus any special assessments that may be in affect.

Larry Lofaro asked for a motion to be made regarding the previous discussion.

Charles Mucciolo made a motion that 'the homeowners association begin a process to collect homeowners dues when they are delinquent two quarters in addition to any special assessments that may be in effect at the time and that the Board first send a certified letter and that certified letter be given 30 days response time before we contact the attorney'. Seconded by Larry Berdoll, all in favor; motion passed unanimously.

Maura Slaughter: I calculate that we are owed about \$3,580 in back dues by the community.

Larry Lofaro entertained a question from Jim Lockyer who was concerned that this approach would give people an excuse to be late with their payments. The Board explained that through the various rules approved over the last few months regarding late charges and interest charges we were not giving anyone a free ride because late charges do go into effect. A late fee goes into effect after 30 days and interest gets charged after 60 days. The Board's concern are for those homeowners that receive numerous notices about late dues, late charges, etc. and do not respond - those 5 or 7 homeowners are the ones we are concerned about going further into delinquency at the cost of all the other homeowners. The Board has an obligation to pursue the monies owed the community and to also try and recover those monies in a cost effective way.

Larry Lofaro stated that he has finalized the budget for 2011 and passed out copies for Board members and the audience. He entertained a motion to approve the budget. There was discussion regarding same. The information will be available to the homeowners after it is approved by the Board and then must be approved by the community at the General Membership meeting. The Board members did receive an advance copy of the proposed budget.

The budget was established based on both last year's expenses and new expenses that were not previously included. Some general discussion took place regarding several line items of the budget. There is nothing in the budget for additional lake aeration because of the limits on funds to be received. The budget does not include the street lighting but is listed as a future expense. At the General Membership meeting we should have certain items be voted on by the community so that they are in control of how certain monies are spent. The budget is based on the quarterly dues of \$210 per lot. The budget is tight and addresses what we need to maintain the community which is why we will go to the community to ask their approval for certain additional improvements. Right now any future improvements will need to take funds from the reserve account or require a special assessment. Question regarding access control expenses: the new access system requires a modem for authorized Board members to access the system to monitor and make changes and will also allow for future video access by the individual homeowners to see who is at the keypad by tuning into a certain channel on their television. There was some disagreement as to the need for the modem. There will be a computer in the guardhouse which can then be accessed remotely rather than needing to go to the guardhouse to enter information. A question was asked regarding the reserve account showing more than the \$20,000 we determined to be adequate to maintain and discussion and explanation of the accounting principle was given and was satisfactory to the Board member.

Larry Berdoll made a motion to accept the budget as presented, seconded by Maura Slaughter, approved by all members; motion passed unanimously.

The next agenda item was the nomination of candidates for the four Board member positions that will be up for elections. The person nominated must be current in their dues in order to be a Board member. The following people were nominated, without obligation, by various members of the Board and the residents present in the audience:

Kip Bandrup, Jim Lockyer, Bobbi Malkin, Linda DelPopolo, Florin Tudor, Teny Namath, Keith Calloway, Larry Lofaro, Manny Lozano and Robert Galvin.

It should also be noted that at two members of the present Board will most likely resign and that it is important to have people take their place because without a full Board we may have legal issues with respect to the laws that govern homeowners associations. This concern is another reason that the Board has had to consider the possibility of a management company depending on the outcome of the elections.

There is a possibility that existing Board members may not be able to legally resign if there are not enough members remaining to form a bona fide Board.

Mark Halmo made a motion that we put together a letter to be mailed to the homeowners notifying them that elections are upon and to ask for assistance and participation on the Board and committee's otherwise we may be forced to engage a management company, seconded by Larry Berdoll, approved by all members; motion passes unanimously.

Mark Halmo will put the letter together along with Larry Berdoll.

For those running for the Board, it would be helpful for them to prepare a short statement outlining their qualifications, strengths and reason for wanting to be a Board member so they community has pertinent information on them.

We must be informed by the next meeting of who is going to be running for the open positions.

Architectural Review Committee

9368 Watercourse - Nameth, was approved for driveway and roof.

Violations

Only two violations were outstanding. Eric Malkin stated that there are a few violations that need discussion because they are subjective. An example he gave was if two committee members say a roof needs cleaning but others disagree - there is no way to quantify it. Does the Violations committee have the final say? The Board commented that the committee should be taking a majority vote of the committee members in those instances. Charles Mucciolo stated that there are many violations that are not subjective, they are simple in their definition and that the Violations Committee, either through their Chairperson or a member has the right to send notice to that homeowner citing a violation. Eric stated that in the case of parking in the street we are restricted by our bylaws against putting a sticker on a car unless the car has been there for 24 hours. Charles Mucciolo stated that the stickers have a statement which reads "move the car within 24 hours or be towed" or something to that effect and that it is not a timeframe during which we have to wait. There was discussion regarding the issue and there was no consensus. Eric stated that when Kennelly wrote the Bylaws he put something in there which states that you cannot put a sticker on a car unless you give them 24 hours notice. Eric insisted that we have not recourse. Eric suggested we have vehicles park on alternate sides of the road; this was rejected by the Board. The Board asked Eric how Phil Kline was able to have the Baileys construct the additional driveway and threaten fines if they continued to park on the street. Eric stated "because he got away with it". Eric stated that he did not want to put the Board or the Committee at risk of a lawsuit by illegally putting stickers on cars.

Charles Mucciolo asked Eric Malkin, as the Chair for the Violations Committee to please provide the Board with the portions of the Bylaws that specifically reference the inability to cite vehicles unless they are present for at least 24 hours.

(It should be noted that during the transcription of these minutes the Secretary researched the Bylaws and did not find any reference to a 24 hour waiting period for citing a violation however; the Bylaws do provide for 24 hours notice before a vehicle is towed. It is important to understand this because certain statements were made that suggest the prior Board acted improperly - this is not the case. It appears that the prior Board correctly enforced the Bylaws with respect to parking in the common areas).

Maura Slaughter stated that we have asked many homeowners over the years to not park their vehicles on the street and they have complied and asked Eric to move the car that he has been parking in the street to set an example as the Chair of the Violations Committee - "the Board is asking you to move it off the street and onto the driveway". Eric stated that he would comply and that the car will be gone by Tuesday as it is being sold.

Larry Lofaro asked when the next drive through the community will be; Eric said that he would like to have it done before the next meeting. Larry was concerned that we have been waiting for a while for a report and would like to get something going as soon as possible.

More discussion regarding the 24 hour rule. Members from the audience expressed concern about people parking across the sidewalks. The Board agreed that we do not want to have people parking across sidewalks for safety reasons.

Larry Lofaro stated that in his opinion the Violations Committee has the responsibility to notify someone who may be parking in the streets that they must move the vehicle and if they continue to park in the street it should be referred to the Board who will decide what to do.

Charles Mucciolo and Eric Malkin are going to discuss further how to proceed.

Fine Enforcement

Nothing to report at this time as there are no issues requiring fines.

Welcome Committee

Lynn Berdoll has been making some contacts and Maura Slaughter will be getting her the names of new residents on Aqua Vista.

Neighborhood Crime Watch

A neighbor reported an unknown man approached her home asking questions in some official manner but did not seem to be an official. The neighbor reported this to a Board member who then made the President aware. Residents are urged to call 911 at the first sign of any suspicious activity. Board members cannot help in this situation. The police have said on numerous occasions to call immediately if you suspect something to be wrong.

If was also discussed that anyone can access our community through the gate because the access code was given to a realtor who posted it on the internet.

The new access control system should be installed within the next few weeks.

Website

Bill Dardick requested that he not be required to attend each meeting as the website normally has nothing to report; the Board agreed to remove 'Website' from the future agendas.

Charles Mucciolo reported that he and Bill Dardick worked out an email address to instill confidence in the community for the purpose of receiving official Board correspondence only. Because a number of residents demanded their email addresses be removed from the Boards mailing list as a result of the emails that were sent a couple of months ago the community will incur additional expenses in the way of stamped mailings. The establishment of the new email address (bwhoa_mail@boyntonwaters.org) will allow residents to block all other resident emails of their choosing to avoid solicitation or unwanted correspondence but know that mail from this address is being sent by the Board. So, if you see mail from this address please do not treat it as spam.

Mark Halmo made a motion to remove the website from the agenda, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Landscape and Irrigation

Larry Lofaro reported the contract with Aquatic Systems is up for renewal and there will be no increase in cost so we will continue with them for lake maintenance.

Pest control - we have been notified that the White Fly problem is making a resurgence back into Palm Beach County and in fact, several homes in the community have had to be treated so, it is in our best interest to have the Jog Road hedge treated once again. Mrs. Dragun commented that her hedge did have it and needed to be treated. Charles Mucciolo will get a cost from PestSmart to do the work and coordinate same.

Mark Halmo and Charles Mucciolo reported that there are several dead palms and that it is the recommendation of Sunflower to postpone their replacement until March or April to help insure their survivability; additionally there will be a cost savings of about \$200 by having remove and replace all at once rather than make two trips. Total cost to be determined depending on number of palms.

Additionally the area of sod in the common area behind the Bartell's is looking bad. The history behind this is that the developer did not provide irrigation in this and similar common areas along Aqua Vista. The prior board was able to secure irrigation through the Bartell's system and added heads to the common area. Our landscaper, as part of their regular check of the irrigation, determined that Bartell's pump is not operating properly and Mr. Bartell does not want to incur the expense at this time and questions the diagnosis of the problem. Since we need reliable irrigation in this area in order to at least keep green what mix of grasses exists in this area and certainly to support new sod in the future we should look to the Sprigg residence for an irrigation source. Mr. Sprigg will allow us to assess the work needed to tie into his irrigation once Sunflower provides us a cost for the work.

Someone asked if trimming the Royal palms may have contributed to the decline of one along Aqua Vista. It was discussed that trimming in and of itself, while not necessary for a Royal Palm, does not affect the health.

Sunflower did comment in recent email that nailing into the palm trees at the front entry for the purpose of securing holiday lights would most definitely provide an opportunity for rot and insect infestation and to please find another method of securing the lights.

Lake Maintenance

Mark Halmo reported that the lakes are progressing well. Reports on the water came in and the levels are within acceptable ranges. Aquatic systems will be replacing the littoral plants that have died with more mature plants in the next month or two.

Also to be noted - the lakes have a lot of landscape debris such as clippings and especially coconuts and oranges - these material decompose and are costing us a lot of money and is a significant contributor to the problem of keeping the lakes clear and clean. Residents are urged to remind their landscapers to not blow or deposit cuttings in the lake, to be proactive in the trimming of coconuts so they do not fall and roll into the lake and to not place landscape waste on top of the drainage grates in the streets because the berries, seeds, leaves and small branches will wash directly into the lakes. If this practice goes unchecked it will cost the community a lot of money to keep up with the lake cleaning.

Some discussion about possibly having an outside contractor come in and clean the lake of floating debris; no decision made.

Access Control

Work on the system is progressing; trenches dug, wires run, inspections made and everything is up to code. The old permits have not been an issue so far. The forms need to be entered into the data base. Comcast was out today to survey how to pull lines under the road. If we go with Comcast for the modem installation then each homeowner may assign a phone number with a long distance area code rather than a local number because Comcast offers the long distance dialing at no additional charge.

There was some discussion regarding the various options available for assigning telephone numbers. It was determined that Coconut Palm does so many homes in the community we will assign an access slot for him at no cost to any individual homeowners who use his service.

A couple of Board Members will need to hear the tutorial from Howard Siegel (access control contractor) in the coming week in order to understand how to enter data from the homeowners.

Kip Bandrup has been doing a lot of research on the condition of the gate operators however; there is not enough time at this current meeting and he will postpone his presentation to the next meeting.

Kip Bandrup did make a statement that he has received negative comments about his abilities from certain homeowners. He went on the record to state his many years of experience in numerous fields relating to construction and

manufacturing, the role he played in rescuing a company from bankruptcy and his extensive dealings with contracts and contract negotiations. He further stated that he believes his is adequately experienced to deal with the issues regarding the community for which he has taken responsibility and contributed hundreds of hours to thus far.

The Board acknowledged the contributions that Kip has made and encouraged him to continue.

Bylaws

We need to be prepared for the General Membership meeting. One particular area has to do with the renter's restrictions we have been discussing. There was some discussion regarding the document that would need to be changed and the number of members that will need to be in favor in order to pass.

Maura Slaughter asked the Board's opinion on whether or not we should charge the equivalent of one month's rent as a fee for rental approval. There was some discussion regarding the first right of refusal for new buyers based on a clear set of circumstances which the attorney outlined for us as being good cause. There was concern about being sued for refusing a purchase.

There was some discussion regarding the clause about homeowners being restricted to renting the home only once every six months. The concern was that if a renter leaves after one or two months the homeowner will be at a disadvantage and have to leave the home vacant. It was suggested that the language be changed to allow two renters in a twelve month period.

There was some further discussion regarding the approval of transfers by inheritance and the ability to deny the transfer if someone is a felon or sex offender.

Eric Malkin stated that a board he is affiliated with in the county addresses these issues and often sides with the homeowner.

Maura Slaughter pushed for the language the attorney suggested because it gives the HOA the option to deny a purchase or transfer of title based on good cause (with being a sex offender or felon as good cause).

Bobbi Malkin expressed her concern that when an HOA includes clauses for 'first right of refusal' that is a red flag to many lenders. Maura Slaughter is going to check into this. Maura Slaughter asked for Eric and Bobbi to write down their suggestions and send them to her.

Larry Lofaro asked for motion on changes to the Bylaws regarding rental properties. **Mark Halmo made a motion that we continue to pursue changes to the Bylaws as they relate to the rental of properties pending further discussion, seconded by Maura Slaughter, all in favor; motion passed unanimously.** *(this motion occurred later in the meeting, as it was recognized by the Board that a vote had not been taken.)*

We need a committee formed of people who can prepare the materials needed for the General Membership meeting.

Larry Lofaro asked that members of previous Boards and Committees volunteer to count the votes.

We need names of those who are running for the Board to put forth their names as soon as possible.

Maura Slaughter said that we need to file with the State in April a renewal of corporate documents to include the names of the new Board members.

On the proxy that is going to be distributed we should list the items that will be up for a vote. One item that some homeowners want to see on the vote is the issue of the turnaround at the front entry. This is important so that the records will show that the community as a whole, and not just the Board, made the decision on this issue which may have certain liabilities to both the community and the Board should an accident occur while someone is backing out of the entrance onto Jog Road.

Larry Lofaro asked that a motion be made on the subject. Maura Slaughter made a motion that we put the turnaround to a vote by the community at the General Membership meeting. Kip Bandrup seconded, all in favor; motion passed unanimously.

Some residents were talking out of turn and Larry Lofaro asked for the audience to stop talking over the Board so that business could be conducted properly.

Larry Lofaro suggested that Kip provide the community with the costs associated with this improvement so that the community could be better informed.

If the community votes against the turnaround it will then absolve the Board from future legal actions should a lawsuit be filed.

COWBRA

January 31, 2011 - there will be a meeting at the Library - all are encouraged to attend.

Old Business

Larry Lofaro stated that at the previous meeting he asked Barbara Malkin, who had made certain accusations towards a Board member, to come forward with any proof; do date she has not. He then stated that he had not heard from her or received anything to date and asked if she had anything to present. (it is difficult to ascertain from the recording but it sounds like either Eric or Barbara said 'no'.) Larry Lofaro asked if Barbara would like to retract her statement and if so, to make the retraction in a written form so that it could be sent to all residents since the accusation was also sent to all residents. Eric Malkin said he wanted to postpone their comments until February because they needed to discuss it with their attorney. Larry Lofaro stated that he requested this at the last meeting and that his concern that if the allegations are true he wanted to take action. Eric Malkin asked what specific allegations he was talking about. Larry Lofaro stated 'the specific allegations against taking 'kick-backs'... Eric and Barbara stated that they never used those words and that the term used was 'potential conflict of interest'. Maura Slaughter asked Barbara Malkin what exactly the conflict of interest was. Barbara Malkin stated "he (Charles Mucciolo) works for GL Homes, Sunflower does work for GL Homes and Charles Mucciolo manages Sunflower and all of sudden they are working for us and we are not getting the services we were getting previously." Maura Slaughter asked "what services are we not getting?" Barbara Malkin said we are not getting the same number of cuts per year. Charles Mucciolo stated that was not correct - we are getting the same number of cuts as Coconut provided us with. Charles Mucciolo then read the statement that Barbara Malkin had made in her email for clarification to the Board; it read "it is my opinion that the present Board has not been operating in the best interest of our community. There has been spending far beyond what is necessary for the smooth operation of a community this size. Further, it appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board Member who has no ownership interest in this community and now, with a proposal of a management company."

There was some inaudible discussion in the audience to which Charles Mucciolo stated "I don't work for Sunflower Landscape, I don't manage Sunflower Landscape. They install the landscape material for the company that I work for; on occasion I must go out and verify that the material they put in matches the plans that they followed."

Eric Malkin then asked (referring to the statement that Barbara had made in her email) "what in that statement was derogatory to you (referring to Charles Mucciolo) or anyone else?"

Charles Mucciolo stated "I don't believe anything is derogatory." (something inaudible was said by the audience) and he then responded "hold on a second, you threw something out in a very caustic way, you might not have come out and said 'this person is taking money' but if I say 'this person could be a child molester' then an implication is made. You are making an implication that I did something wrong. I did nothing wrong. At the last meeting you said 'I think you should have recused yourself from the vote'... that is a little different than saying there is a conflict of interest and I'm doing something wrong." Eric Malkin stated "if you just don't let this thing go away I will have to take it to my attorney." Charles Mucciolo commented (tongue in cheek) that it was OK for them (Eric and Barbara) to "throw something out to the community at large and then we have to just forget it".

Mark Halmo then asked Barbara if she had anything to offer Larry Lofaro with respect to his investigation. Barbara Malkin reiterated her position that Charles Mucciolo has a relationship with Sunflower Landscape through his employer. Charles Mucciolo stated that as a Landscape Architect he has dealings with numerous landscape contractors, suggesting there could always be a perceived 'conflict of interest' no matter who we use.

Robert Uhrie stated that during the process of presenting and selecting the various contractors Charles Mucciolo did offer to recuse himself and we asked him to contribute and vote because of his expertise.

Mark Halmo once again asked if Barbara Malkin had nothing more to offer in the way of information that Larry Lofaro could use in his investigation then we should close this investigation and be done with it.

Florin Tudor asked why we were spending more money on the landscaping than we did before. Charles Mucciolo stated that we are not spending more than before. Florin stated that he wanted to see how much we were spending on flowers and the like because the front looks worse than before. Charles Mucciolo asked what the basis for that statement was because he thought that most people have commented favorably on the entry. Florin demanded to know the costs for Sunflower Landscaping and Charles Mucciolo stated that the contract was approximately \$300 more per year over that of Coconut (note: the actual cost is \$100 more per year) with more services. When Barbara Malkin made a statement that we were getting less cuts per year she was basing that on a statement that Phil Kline made at one point that 'Coconut cuts every week' - that was not the case. Barbara Malkin agreed that they did not cut every week. Charles Mucciolo stated that if you look at Coconuts contract it was approximately 36 cuts per year - that is what we get. (note: the Secretary reviewed the contracts for Sunflower and Coconut and found that Sunflower provides 1 additional cut per year compared to Coconut - Florin Tudor was provided with the comparisons a few days after the meeting. If you calculate the cost of yearly maintenance by the number of cuts per year, we are actually paying less for Sunflower than we did for Coconut).

Eric Malkin stated that he did not think we need to change landscape contractors. The Board reminded him that this was a decision made a long time ago after much consideration. Charles Mucciolo stated that he recalled Eric Malkin stating in the past that we did need to make a change - several Board Members agreed to that recollection.

Larry Lofaro asked the Board how they felt we should proceed with regards to the original investigation as nothing has been provided in writing by Barbara. Maura Slaughter stated that Barbara Malkin's accusation was terrible, she was not specific on what the conflict of interest was...this is just like when people commented that members of the Board are not qualified to choose the access system company even though we explained our backgrounds and process for selection...so maybe we should let her statement go just like we did with the other.

Mark Halmo made a motion that we close the investigation and move forward as a community, seconded by Kip Bandrup, all in favor with the exception of Maura Slaughter and Charles Mucciolo; motion passed.

Larry Lofaro went on to state that we do need to move forward but recognizes that the statements made were irresponsible and caused to unfairly tarnish the reputation of someone who has invested a lot of time in this community and that this was the turning point for Charles Mucciolo who will most likely quit as a result.

New Business

No new business to discuss

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor; motion passed unanimously.

The meeting ended at approximately 12:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT - NOT APPROVED BY BOARD

Boynton Waters Homeowners Association, Inc.
General Membership Meeting
Saturday, March 5, 2011
Meeting Location is the Library and the Time is 10:00 a.m.

#10

Larry Lofaro asks Members to keep questions and statements to no more than 2 minutes and asks that nobody else talk when a Member has the floor. Lastly, Larry asks that Members state their name and lot number before talking.

March 5, 2011, 10 a.m., Larry Lofaro calls meeting to order.

Larry Lofaro said a Quorum is present.

A motion is made by Eric Malkin to approve the minutes of March 6th (?) (should've I think been 2/12/2011 minutes) and Kip Brandrup seconded and they were approved unanimously.

Treasurer's Report was given by Robert Uhrle

2010 Total Income was \$72,192.80 (\$8,690 from Special Assessment –3 Members still not paid), 2010 Total Expenses were \$84,505.72 (of which \$12,500 was for 50% of access control system) and cash flow was a negative \$12,223.33

Cash in the bank at YE was \$53,549.6 (checking = \$31,770.77 and savings = \$21,778.88). There was \$20,000 in the reserve account.

A motion was made to accept the Treasurer's Report by Eric Malkin and it was seconded by Larry Berdoll. There was no objection.

Larry Lofaro said 2011 Budgeted Income and Expenses are \$78,940. Eric Malkin made a motion to approve the budget and Michael Grigelis seconded and it was approved without objection.

Larry Lofaro tells the Membership there are 4 open positions on the Board and opens the floor to anyone wishing to be nominated –nobody comes forward.

Larry Lofaro offers to let anyone already nominated come forward to make a statement –nobody comes forward.

Larry Lofaro, nominee for Board, said he sent letters out to the Membership about his running for the board again and hopes everyone got one.

Larry Lofaro acknowledged Phil Kline's history of service to the community and thanks him for being a mentor and for his valuable assistance –declined to run for board.

Larry Lofaro acknowledged Maura Slaughter's countless hours of service and valuable help and said she'll be greatly missed on the board –not running for board.

Larry Lofaro acknowledged Larry Berdoll's many years of dedication to the community –not running for board.

Phil Kline moves that the 3 nominees (Jim Locklear had to remove himself as a nominee) be approved and be given 3 of the 4 positions available –Eric Malkin seconded and it passes without objection.

Mike Hanson inquires into the open 4th position.

Larry Lofaro re-opens the floor to nominations. Mike Hanson steps forward and Larry Berdoll nominates him.

Larry Lofaro suggests since a motion from Phil Kline affectively ended the vote, that another special election be held in 1-2 months to fill the 7th board position. After more discussion, Phil Kline re-made his motion to accept all 4 nominees and Eric Malkin seconded and it passed without objection.

There was a lot of spirited discussion and debate on the merits of a turnaround. Lot 92 didn't want it because of the noise and location of the gates relative to their lot if the gates get moved forward to make room for the turnaround. Lot 64 didn't want the turnaround because it would mean more traffic (u-turns) where the kids wait for the school bus (north gate). It was explained to the membership that someone brought up needing a turnaround to the board and for liability purposes it was determined that the matter should come up for a vote before the Membership so the community as a whole could determine whether we put one in or not. The same of the pedestrian gate. It should be noted that Larry Lofaro did tell the Membership that there had been a serious accident the week before. Mike Hanson did bring up using pavers at our entry, but his proposal wasn't discussed in any detail.

There were discussions about proxies and absentee ballots with regard to the rental amendment being offered at the April 9th meeting. Larry Lofaro clarified by saying to only send in a proxy or an absentee ballot, but not both. Larry Lofaro also explained that 75% of the Membership would need to vote to make a change to our by-laws. There was also spirited debate over the rental amendment. Bobbi Malkin expressed concern that the amendment could negatively affect the ability of homeowners to rent out their homes at a time when it may be especially necessary. Bobbi Malkin also expressed concern over what liability we may have if we keep someone out –especially, if the Board uses the new power the amendment gives it selectively (Robert Uhrig suggested this could be fixed by requiring council's opinion before doing such a thing). There were other residents who wanted the amendment to make sure sexual offenders couldn't rent in our neighborhood and to help possibly stop the renting to others who may be a detriment to the community and who may cause our property values to further decline or its residents to not feel safe. It would I think be fair to say that nearly all the con-arguments had to do with liability and potential difficulties with renting out one's house during bad economic times and the pro-argument was almost exclusively about keeping out sexual offenders and others that may affect our property values or make us feel unsafe.

Architectural Committee –Brief response and then tape cutoff.

#11

Larry Lofaro informed we need 75% of Membership (69 members) to vote to change a covenant in the by-laws.

Phil Kline asked how much was spent on legal fees for the amendments. Larry explained putting them together and getting them in the county records cost approximately \$630. Maura said the initial estimate was only \$450, but there were more conversations with the attorney re: the matter than were originally planned.

Larry Lofaro allowed one more question on the subject. Unknown Female Resident asked if a measure was defeated, if there was any way, in a process less cumbersome than changing the by-laws, to change the rules and regulations to give some protection and Larry appropriately responded that we cannot have any rules or regulations that are contrary to what is in our by-laws.

Larry Lofaro received a Violations Committee Report with 27 violations noted within from Eric Malkin. Larry Lofaro asked that Lot 81 be added for a blue Toyota that frequently blocks the sidewalk and Lot 54 be added for a broken driveway column light.

Sandy at Lot 83 said the trees on his property are being addressed (apparently he received a notice re: 1 or more dead ones) and landscape company wants to “shack” the tree(s) to see if it/they come(s) back. Maura suggested Sandy write a letter to the Board.

Larry Lofaro said he realizes the trees out in front need replacing, but explained it is less expensive to remove the trees and replace them with new ones if it is done simultaneously and he wants to hold off until after the access control system project is completed before putting anything new in. Also, Larry Lofaro said it was his understanding that March/April is the most opportune time to plant new trees.

Chuck Mucciolo made a motion that violation letters be sent out to the 27 violators on Eric Malkin’s report plus to Lots 81 and 54 and the motion was seconded by Maura Slaughter and passed unanimously.

Teny Nameth of the Welcome Committee explained there’s one house on Lakeside they need to go to.

Re: Neighborhood Crime Watch, Eric Malkin stated he would like to be notified and for all the captains to be notified if there are any incidents anywhere in the neighborhood.

Unknown Female Resident stated that on 3 occasions Coconut Palm and Sunflower had lawn mower races on our streets and further stated this is a far greater problem than her granddaughter who was apparently corrected for riding her motor scooter on the sidewalk in the neighborhood. Chuck Mucciolo suggested making sure she had the names of the landscapers correct and she write down the days and times these incidents occur and give the information to the Board and the Board would address.

Unknown Female Resident complained apparently Sunflower's folks are leaving trash from their lunch on grounds and Mark Halmo said he'd already spoken to Rob Peterson (community landscape contractor) about that very issue.

Unknown Male Resident complained the pressure cleaning company burned the edges of our lawns when it did our sidewalks. Larry Lofaro explained our contract with the pressure cleaning company stated that only environmentally safe chemicals were to be used in doing the sidewalks. Mark Halmo said chlorine is environmentally safe, but only a small amount of it is necessary (3 Tablespoons per gallon of water) and should be used (especially around our landscaping) and Mark thought too much chlorine was probably used as evidenced by the burned lawns and the odor.

Lake Maintenance –Mark Halmo said we experienced a set-back with the plants that were planted at the lake's edge because of some very heavy rainfall 3 weeks after the initial planting and he explained that Todd Bartite (sp?) did a re-plant about 2 weeks ago and the plants appear to be doing well and Mark Halmo has ideas of where to put additional plants to help our lake. Mark Halmo commented on our water level being very low. Mark Halmo requested people with coconut palms do something (i.e. 12 in. high fence) to keep the coconuts out of the lake (300 of them at SW corner of lake) and to help keep the oranges out as well. Lastly, he requested people don't throw their dog poop in the lake. Mark Halmo explained that feeding the lake nutrients like these causes fibrous algae blooms to be more pronounced.

Michael Grigelis suggested organizing a committee (someone said wheelbarrow squad) to clean up the coconuts in the lake and Larry Lofaro suggested Michael Grigelis volunteer to head it. It was mentioned that we do have someone already who picks up the trash in the lake, but not the coconuts.

Eric Malkin asked Mark Halmo about the water reports and Mark Halmo indicated they were posted on the website and Eric Malkin said the Lakeworth Water Management District found out that we were testing and he wanted to give the District copies of the reports.

Gates and Access Control –Larry Lofaro said the access control system is up and running beginning March 8th and clickers were being handed out today at the meeting. Larry Lofaro said the old system will continue for a week or two before its shut down forever. Larry Lofaro went on to explain the BWHOA telephone number will for awhile go to the access control while the 2 systems are both running.

Unknown Male Resident inquired about using his car to open the gates and both Larry Lofaro and Chuck Mucciolo told residents it's possible not all cars will be capable, but that residents should consult with their car manuals in figuring out how to make it work in cars that are capable.

Entrance –Chuck Mucciolo repeated what Larry Lofaro said earlier in the meeting; namely, that any dead palms and any dead or missing plants will be taken care of once the access control system project is complete.

Chuck says he is looking into a metal shroud to help diffuse the bright light at the phone pad.

Florin Tudor suggested that we not throw away the old access system. Larry Lofaro explained that the old system is not up to code and it would need to be brought up to code for us to use it again (even temporarily). Larry Lofaro ended what was becoming a lengthy discussion by saying we would consider keeping the old system rather than throwing it out.

Chuck Mucciolo said a key benefit to our new system is its ability to lock people out (because each clicker is unique) who don't belong in the neighborhood (at all or at particular days and times).

An Unknown Female Resident asked if it was o.k. for her and her daughter to each have a code and Larry responded each resident has 3 subdirectories (?).

An Unknown Male Resident asked if they could get a 2-button clicker and Larry Lofaro responded by saying the clickers are more expensive and come in packs of 10 and he will order them if 10 people wanted them.

An Unknown Male Resident said he could use a universal remote, but the Board corrected him and explained (again) that the clickers are unique to each persona and that a universal remote would not work.

Social Committee –nothing.

Holiday decorations –Larry Berdoll apologized for missing President's Day, but said he'd do something for St. Patrick's Day and for July 4th after that.

Mark Halmo acknowledged the Mason family for generously donating the new flag at our front entrance.

Official Ballot:

Turnaround –In favor was 16 and against was 46 –FAILED.

Pedestrian gate –In favor was 26 and against was 36 –FAILED.

Eric Malkin reported COWBRA has 95 communities in it and more than 120,000 residents. Eric Malkin said COWBRA's elections will be held on the 16th. Eric Malkin said a group would be going to Tallahassee to discuss issues important to us all (i.e. funding for education and HOA and COA legislation). Eric Malkin informed the Membership that COWBRA was turning 30 and he made a motion that we contribute \$150 to buy an ad in a book congratulating COWBRA on 30 years of service (like we did when it turned 25) and Larry Berdoll seconded the motion –it passed without objection. Eric Malkin informed the membership that on June 15th at Indian Springs there'll be a luncheon to celebrate COWBRA's 30th anniversary. Eric Malkin reminded everyone that COWBRA meetings are held the 3rd Wednesday of the month.

Architectural Committee –nothing to report. Larry Lofaro responded to an Unknown Female Resident's question by saying that any paint colors or other changes to a person's home or property should have been o.k.'d by the Committee, but the Resident should report anything she feels was not.

An Unknown Male Resident asked about the new street lights the Membership approved last year. After some discussion about the amount of money approved for this endeavor (\$3,000 or \$6,000), it was generally decided it was \$3,000 that was approved, but the costs were \$6,000. The Board explained that the project was put off temporarily due to the costs of the access system. Eric Malkin made a motion to table discussion of the street lights until our next meeting in April and it was seconded by Unknown Male Resident and the motion was approved without objection.

An Unknown Male Resident asked about the sometimes working and sometimes not working light on the end of Water Course Way and the Board suggested the Resident call FPL who will fix the light for free.

Motion to adjourn was made and seconded and it was approved without objection –It was difficult to tell who made the motions because of the noise in the room, but I could hear they were made.

Board Meeting

March 5, 2011, noon, Larry Lofaro called meeting of new board to order.

Present was Larry Lofaro, Chuck Mucciolo, Mark Halmo, Mike Hanson, Robert Galvin, Kip Brandrup and Robert Uhrie

Robert Uhrie made a motion to accept the minutes from the last meeting and the motion was seconded by Mark Halmo and it passed unanimously.

Larry Lofaro said the Treasurer's Report was tabled until the next board meeting as we had just received the bank statements.

Larry Lofaro discussed the Treasurers position (historically and today, responsibilities and time involved).

Maura Slaughter discussed her ex-position as Communications Director

Larry Lofaro said a bookkeeper will cost \$300 per month if we find we cannot handle the Treasurer function in-house.

Mike Hanson suggested automating our banking and finance further.

Larry Lofaro brought up possibly discussing electronic banking with BB&T.

Mike Hanson brought up accepting dues by credit card payment, but the Board was generally not receptive to this idea due to the costs involved and potential administrative burdens.

Larry Lofaro suggested Mike Hanson volunteer for Treasurer, but he was apprehensive due to constraints on his time.

Maura Slaughter also brought up getting a Management Company at a cost of approximately \$1,000 per month, but this idea wasn't discussed any further.

Robert Uhrie nominated Larry Lofaro to be President and Mark Halmo seconded and Larry Lofaro was elected president unanimously and Larry Lofaro proudly accepted.

Larry said President can be Treasurer, but that he can't do both because of constraints on his time.

Robert Galvin had some concerns over being Treasurer because he's a Mac user and will be doing some traveling. Robert Galvin was told our accounting software is accessed online and Larry Lofaro agreed to be Robert Galvin's backup if he wanted to try the position.

Mike Hanson volunteered to help Robert Galvin with the Treasurer responsibilities.

Mike Hanson expressed interest in being Communications Director. Maura Slaughter indicated she received as many as 10 calls a week from residents. Chuck Mucciolo suggested getting an answering machine instead of routing the BWHOA number to Mike Hanson's phone –the only thing Mike Hanson seemed a little apprehensive about. It was generally agreed then that Mike Hanson would be our new Communications Director and that we would utilize an answering machine for resident calls.

Robert Uhrie volunteered to be Secretary since position only involves the minutes and so doesn't take a lot of time. Larry made a motion to elect Robert Uhrie Secretary and Mike Hanson seconded and the vote was unanimous in favor.

Larry made a motion to nominate Chuck Mucciolo Vice President and Robert Uhrie seconded and the motion passed unanimously.

Robert Uhrie suggested we discuss a lock box with BB&T when we go in to sign signature cards.

Chuck Mucciolo nominated Robert Galvin to be Treasurer and the vote was unanimous in favor of Robert Galvin being Treasurer.

Robert Uhrie was told to go onto Sunbiz and change board members.

Kip Brandrup and Mark Halmo will continue to be Special Projects.

Larry Lofaro wants a board member to oversee each committee to improve communication between the Committees and the Board. Mark Halmo is on the architecture committee. Larry Lofaro wants oversight over the Violations and Welcoming Committees –it was never decided who would oversee.

Bobby Malkin handed over recommendations for changes to our by-laws and those are being reviewed by Chuck Mucciolo, Larry Lofaro and Maura Slaughter and Chuck Mucciolo wants to make a presentation at the next meeting.

A pet policy was briefly discussed.

Maura Slaughter brought up being a little more restrictive on house color choices (mostly agreement of Board members, but with caution about being too restrictive). Mike Hanson had an idea of choosing 20 colors that don't need to be approved and that idea was very well received by the Board and Maura Slaughter suggested she could have a designer work on what colors.

Mike Hanson asked to start a BWHOA Facebook page and it was generally agreed that would be a good idea, but that he would have to monitor it.

More discussion about removing the coconuts from the lake, but it was just discussion.

Eric Malkin said he'd approached Joey about his lights shining in another Resident's windows at night and he agreed to turn off the lights at not later than 11 p.m. The Resident who was being affected told Eric Malkin she would be more tolerant if the Board would allow her trailer to be in her driveway. Nobody on the Board was in favor of this and Chuck Mucciolo said she should be cited for her trailer.

There was more mention of a Management Company, but it was brief and only in passing.

Maura Slaughter gave Chuck Mucciolo her Secretary file (i.e. foreclosures, etc...).

It was mentioned that we have our own BWHOA laptop now. It is intended to store important BWHOA documents and information on so that it can be accessible during Board and Membership meetings.

Meeting was adjourned after a motion that was seconded and after a unanimous vote by the board to adjourn.

DRAFT - NOT APPROVED BY BOARD

Special Home Owners' Meeting
April '09 2011 at 10:00 a.m.
Library

All Board members present.

It was determined we need 28 homeowners for a quorum and to be able to go forward with the meeting. It was further determined that we did have 28 homeowners present and so did have a quorum.

It was also determined that we need 69 affirmative votes to pass a change to our Declarations.

Phil brought up the possibility that if we did not have enough votes to pass the amendment, we could go after those votes after the meeting. This was brought up again after the votes were tallied and the Board decided the right thing to do would be to let the votes and proxies we had prior to the count determine solely the fate of the amendment.

Larry Lofaro asked people to bring up their ballots and proxies if they had them and allowed homeowners who wished to come up and write their lot number on a piece of paper along with their vote and hand it to him to do so (for privacy).

The Board went through each vote and checked it against the list of homeowners to make sure there was not more than 1 vote per lot that would be counted.

Phil talked about the different standards for approving changes to the Declarations and By-laws and used the aerators as an example of something that would only take a simple majority of the quorum present versus the 75% majority that we need to change the Declarations.

Barbara Malkin talked about the differences between approving Rules and Regulations and changes to the By-laws and how the Board could do one without the membership and not the other.

Shortly after the verification process had started, Larry Lofaro said people didn't need to wait for the verification and count if they didn't want to and the results would be announced.

It was determined that we had 69 votes and 3 proxies.

Robert Uhrie made a motion to vote the proxies according to the will of the majority of the Board. Mark Halmo seconded. The motion passed unanimously.

The tally of the actual votes cast were 50 yes votes in favor of the amendment and 19 no votes against.

The Board voted 6 to 1 in favor of the amendment with Mike Hansen being the lone no vote. The 3 proxies go with the yeses.

The amendment failed to pass.

After the vote, Jan Brewer, Lot 9, suggested the Board did not need to change the Declarations to accomplish what they were trying to do in the amendment. She claimed that Article 8, Section 4 already gives the Board the power to enforce its Rules and Regulations

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding provided herein or by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the property to enforce any lien created by these covenants and restrictions. Any failure by the Declarant, the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Chuck Mucciolo mentioned that he would be passing out in the Board Meeting to follow a proposed list of Rules and Regulations for the community.

Chuck Mucciolo agreed with Jan about the Board's ability to enforce its Rules and Regulations, but said that the Rules and Regulations need to have some basis in the Covenants; that the Rules and Regulations must "play off of" an item that is already in our Covenants.

Jan went on to make the case that what the Board needed to play off of was also already in the Declarations in Article 6, Section 25.2:

2. All owners and lessees of Lots in The Properties shall abide by this Declaration, the Articles of Incorporation, the By-Laws and all Rules and Regulations as they are adopted from time to time by the Board of Directors and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees

and persons over whom they exercise control and supervision.

Jan is in favor of rules regarding renters and made a motion that the Board look again to see if what we have in place doesn't already give us the ability to address tenancy. Jim Locklear seconded the motion and it passed.

Chuck Mucciolo said his proposed Rules and Regulations didn't address tenancy issues, but he would work on it.

Barbara Malkin pointed out that there isn't a formal list of Rules and Regulations that exist today. Chuck Mucciolo added there were a few in our Declarations.

A motion to end the special meeting was made by Larry Lofaro and seconded by Chuck Mucciolo and passed.

Board Meeting

April '09 2011 at 11:15 a.m.

Library

All Board members present.

Chuck Mucciolo made a motion that the minutes of the last meeting be approved and Mike Hansen seconded and the motion passed unanimously.

Treasurer's Report given by Robert Galvin, Treasurer:

1st quarter income was \$34,861.51 and it included \$1,420 in special assessment monies.

1st quarter expenses were \$23,073.67.

1st quarter net income was \$11,787.84.

Cash in the checking account was \$24,262.52 and there was another \$21,798.34 in our interest bearing account.

61 homeowners are current and 31 owe monies for 2nd quarter and some other smaller items like remotes.

Robert Uhrie produced the Tax Returns for 2010 and submitted them and an invoice from S&K for \$100.

Mike Hansen made a motion and Chuck Mucciolo seconded and it passed that we change the signature cards at the bank by doing the following: REMOVE signatory Maura Slaughter, REMOVE signatory Larry Berdoll, ADD signatory Robert Galvin, ADD signatory Michael Hansen. Larry Lofaro, Chuck Mucciolo, Kip Brandrup and Robert Uhrie will remain signatories on the account

Robert Uhrie said he would also ask about a lockbox when he called to verify who needed to be present to change the signatories on the accounts.

Larry Lofaro asked Robert Galvin to look into online banking

Mark Halmo and Mike Hansen were going to get together during the next week to discuss removing the coconuts from the lake and Mike Hansen volunteered the front of his house to be used to place the coconuts for Waste Management to remove.

Mike Hansen said our Facebook page is up and running

Larry Lofaro asked Mike Hansen to look into updating/managing our web page.

<Mike Hansen had to leave, but we still had a quorum>

Chuck Mucciolo presented a draft copy of the Rules and Regulations and Larry Lofaro said we would debate them at our next Meeting in May. Chuck Mucciolo reiterated they don't contain rental rules, but

that he would work on them and maybe present them as an amendment at the next meeting. Chuck Mucciolo said the BOLD type is from the Covenants and allows us to make the rule he drafted immediately after. Chuck Mucciolo mentioned that he included things that Barbara Malkin provided and things from his discussions with Lori Getz who is a property manager and family member of one of our homeowners.

Chuck Mucciolo also directed the Board's attention to the architectural rules with Coral Bay's stuff also provided to the Board. Chuck Mucciolo pointed out that our Architectural Committee works without any guidelines. Landscaping and house colors were specifically brought up as areas where there should be some type of guidelines written.

Larry Lofaro brought up again having Board Members oversee certain key committees.

It was established that Mark Halmo would continue to oversee the architectural committee

Larry Lofaro specifically mentioned wanting a Board Member to oversee the Violations Committee. Larry Lofaro said he continues to have trouble getting the cooperation from the committees that he needs.

Chuck Mucciolo brought up the Welcoming Committee as a committee that also should have oversight because of the importance of the information we provide homeowners when they come into the community.

Barbara Malkin had to leave the meeting and asked to be recognized and Larry Lofaro recognized her. Barbara Malkin pointed out that the By-laws and Declarations do address "major" landscaping changes. She presented a bill for \$100 for COWBRA membership dues. She inquired into the \$150 payment for COWBRA's 30th anniversary and Larry Lofaro said he'd just gotten the bill, but would take care of it. Lastly, Barbara Malkin said no violation letters have gone out because the form letters they have are in .pdf and cannot be changed with the software Eric Malkin has. Chuck Mucciolo said that he had no idea they were having difficulties with the attachment and questioned why the committee didn't simply type a new letter in another format and send it out if they were having difficulty with the .pdf. Chuck Mucciolo asked is it the case that nothing then has been done since the last meeting re: violations and Barbara Malkin answered yes and left the meeting.

Heidi told the Board she was unaware the letters hadn't gone out. The rest of the members of that committee are Lynn Berdoll, Teny Nameth and Florin Todor

Larry Lofaro questioned if a change in leadership in that committee was warranted. However, it was decided that Kip Brandrup would be the Board member that would oversee that committee and work with Eric Malkin to make sure things are getting done. Kip Brandrup will make reports to the Board and ensure letters are sent out.

Larry Lofaro is going to mail to the Violations Committee and Board Members tickets he's made to give persistent violators of our parking Rules and Regulations.

Mark Halmo made a motion that we move forward with the street lights and set a limit of \$7,500 (\$5,640 was the last estimate) to complete the project. Kip Brandrup seconded the motion. It passed after Larry Lofaro assured the Board that the monies were available.

Mark Halmo made a motion to repair the landscaping at the entrance and it was seconded by Robert Uhrig and it passed. Dollars were discussed (\$1,500 estimate for median), but it was agreed that no matter the cost, it had to be done. The Board agreed with Kip Brandrup that we should get multiple bids.

We agreed that the sod at Bartells' needed to be replaced, but there was no motion made concerning it.

Chuck Mucciolo and Larry Lofaro discussed adding and moving and replacing some palms and it was generally decided to put that off until after the lights and the landscaping at the front entrance was fixed. The cost of the palms was I believe ~\$900.

Kip Brandrup and Mark Halmo are to look at maintenance agreements for the gates and if they include 100% of all costs of all repairs and include labor and parts, the Board generally agrees that a cost of \$1,632 a year would be money well spent.

Larry Lofaro asked for permission to pay the final invoices for the access systems, but the Board declined until after the final inspection.

Mark Halmo took samples of the bottom of our lake and noted that sample taken near the aerators were white sand the bottom got blacker the further away you moved so this is a sign the aerators are doing what they are supposed to do. Mark Halmo went onto say that the deepest part of the lake is 12'

Larry Lofaro brought up that he would consider a management company if there is not greater cooperation from the committees.

Chuck Mucciolo made a motion to end the meeting and Robert Uhrig seconded.

May 12, 2011 @ 6 p.m. in the library's small meeting room

Larry calls meeting to order.

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Chuck Mucciolo made a motion to approve the minutes and Kip Brandrup seconded.

Larry Lofaro asked Robert Uhrie to please get minutes out sooner than 2 days before the next meeting. Larry also said to make the minutes briefer.

Treasurer's Report not officially prepared because Robert had not received the bank prior to the meeting. Per Quick Books, as of May 12th, there was income of \$37,922.09 and expenses of \$30,939.42. Also, there was \$22,979.77 in the checking account and \$21,698.54 in the interest bearing account. There are 15 statements with people owing in excess of \$200. Lot 8 owes \$480.

Lot 8 needs a special letter because amount owed is greater than \$450. Larry Lofaro and Robert Galvin were going to review all the past due statements.

Robert Galvin announced he would be out of town the month of June.

Rob Galvin verified taxes sent.

Robert Uhrie verified he made changes to the State of Florida website regarding changes to the board.

Chuck Mucciolo gave bills to Robert Galvin for reimbursement.

Robert Galvin wants approval from someone before writing checks to companies for things other than regular monthly bills.

Final access control payment is still due pending 1) the final inspection 2) the keys for the telentry and ? 3) gates opening automatically when data is being uploaded remotely and 4) keys to manually open gates.

Larry Lofaro wants the next meeting to be a special homeowners meeting to vote on street lights. Larry and Robert Uhrie will get together to do 14-day letter.

Robert Uhrie made a motion to accept the Rules and Regulations with an amendment that hedges be kept no less than 4' from the sidewalk. The motion was seconded by Mike Hansen and it was approved unanimously

Larry Lorafaro is going to make copies and mail out 100 copies.

Gate maintenance check must go out because the contract isn't valid until then even though the contract was executed May 1st.

ARC –No new applications. Mike Hansen is bringing to the next meeting a number of colors that the board will vote on and that homeowners can choose without ARC approval.

Violations –Eric Malkin said he is re-doing his committee because he can't open the letters he needs to send out to violators. He would like a 3-person committee to make it more manageable; it's easier to get 3 people together. Eric wants to send out 30-day letters before the board meeting which the board said was allowed. Copies of Eric's letters will go to Kip. Chuck offered to come to Eric's house to make sure Eric can access the letter.

Chuck Mucciolo encouraged board members to send out notices to parking violators. After 3 strikes, Chuck sends the 1st letter, just a notice, then a 2nd that also charges the violator a \$25 fine, then a 3rd that charges a \$50 fine and puts the violator on notice he/she may be towed.

Landscape and irrigation –Mark said a couple of sprinkler heads were replaced and said something needs to be done about the garbage trucks leaking fluids.

Kip brought 4 quotes for landscaping the front entrance. After a lot of discussion, Cut Above was chosen by the board to do the landscaping project.

At 8:47 p.m., Chuck Mucciolo made a motion to adjourn the meeting. Robert Uhrie seconded the motion. It pass unanimously.

June 2011 minutes

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Larry Lofaro made a motion to accept last month's minutes, Chuck Mucciolo seconded and the motion passed unanimously.

Mike Hansen pointed out that the rules and regulations that were sent out did not include hedges in the neighborhood being at least 4' from the sidewalk. Chuck Mucciolo agreed to amend the rules and regulations.

Robert Galvin is away. Larry Lofaro read the treasurer's report. According to QuickBooks, our checking account has \$12,801.70 in it and our interest bearing account contains \$21,812.92.

Larry Lofaro said prior to closing the title agent requests information from the HOA regarding any monies owed to it by the seller. This may allow the association from time to time to get monies owed to it for things like past due quarterly dues and late fees and violations fines.

30 days past the due date, Mike Hansen will request from Robert Galvin a list of homeowners who have not yet paid their quarterly dues. Mike will make a courtesy call to these homeowners to remind them they've not yet met their financial obligations to the community.

Larry Lofaro and Robert Uhrie were both unable to update our status on the Secretary of State's website. Robert will call the Secretary of State's office Monday and report back no later than Wednesday what the issue is/was.

Larry Lofaro asked Mike Hansen to remind him to ask Robert Galvin to send 2010 YE financials out to the homeowners. Larry said the financials cannot be hand-delivered.

Architectural Review Committee: Mark Halmo said that one roof painting and one house painting was approved.

Violations Committee: Since the last meeting, the rules and regulations were mailed out to all homeowners and Chuck Mucciolo and Larry Lofaro contacted Eric Malkin to do a walk-thru of the neighborhood. Shortly after, Eric gave notice that he was no longer interested in running or being a part of the committee. There are 3 members on the committee presently. Chuck has designed a letter to help make it easier to report violations. It was also suggested that a majority wasn't required to report a violation and that a majority of the board could decide a violations issue if it was contested by the homeowner.

Welcome Committee: The HOA welcomes Mark and Shannon to the neighborhood.

Crime Watch: Mike is going to review the tapes at the gatehouse to ascertain the identity of the person who broke our gates. The board will contact the police and fill out a report.

Landscape and Irrigation –Mark Halmo and Larry Lofaro met w/Rob re: the irrigation ...grass dying on Aqua Vista. We need a new timer (Hoop and Gardener's home) for ~\$150 and a new zone (Dragoon's) for \$800. Mark made a motion to do the work and Chuck Mucciolo seconded the motion and it passed without objection.

Lake Maintenance: Mark Halmo said Todd Bartight tested our water and an algae bloom and low water and lack of any wind all are combining to make our lakes look less than stellar with suspended material in parts –although we all agreed that our lakes were faring much better than others in surrounding communities. Mark Halmo said our aquatic plants (arrowhead, golden something and purple something) should come back. Mark also commented there is a Blue Heron's nest in our pine tree that has recently hatched babies in it.

Gates: Prior to someone ramming our gate, arms were going to cost \$600 to replace. We are now looking at another up to \$600 to repair (\$500 for x and \$100 for a truck to pick up the slab so it can be re-leveled)

Larry Lofaro said WSA was owed \$13,000. We paid \$6,500 of that \$13,000. We got back our final permit and keys and ability to open the gates, but we still have the issue with the camera at the pad being unable to take both photos of car and SUV drivers. Larry directed we pay the last \$6,500 after the camera issue is resolved.

Web: Larry Lofaro brought up we need to find a volunteer to take over the web ...or in lieu of that find someone we can pay to manage the site. Larry is partial to Front Page. Chuck Mucciolo was checking with family.

Larry Lofaro saw no reason for a meeting in July.

Mike Hansen made a motion to end the meeting and Chuck Mucciolo seconded and the motion passed unanimously.

September 7, 2011, 6:30 p.m. meeting at the Hagan Ranch Library:

Mark Halmo, Kip Brandrup, Rob Uhrie, Larry Lofaro, Rob Uhrie, Chuck Mucciolo and Mike Hansen were all present.

MOTION: Mark made a motion to accept the minutes of the last meeting. The motion was seconded by Chuck. The motion passed unanimously.

TREASURER'S REPORT for August:

Revenue through September 1, 2011 was \$62,549.41 and included \$1,430 in past due assessments from 2010.

80 members are current . 5 members owe in excess of \$200. 3 members owe in excess of \$(cough)?

Expenses through September 1, 2001 were \$57,009.94.

Excess of revenue over expenses equal \$5,539.47.

Cash in bank is \$49,761.62 of which \$18,162.13 is in the checking account and \$21,827.50 is in the interest bearing account

TOPIC: How we can cost-effectively collect delinquent dues, assessments, late fees, etc... accrued ...especially in the case of foreclosure

TOPIC: Renters

TOPIC: Website is up and running and documents are available on the new website

MOTION: Robert Galvin made a motion that we amend the rules and regulations to require a \$500 deposit for renters. Robert Uhrie seconded the motion. The motion passed without objection.

COMMITTEE: Architectural Review Board. Nothing to report.

COMMITTEE: Violations. 4 are on the committee. Cited 25 homes after August 27th drive-thru, but committee is holding off on citing roofs until after hurricane season. Citations were mailed August 29th. Next drive-thru is in October.

COMMITTEE/MOTION: Mike made a motion that welcome packets be hand-delivered to new residents and volunteered to be the one to make the delivery. Mark seconded and the motion passed unanimously. Rob Uhrie volunteered to scan welcome documents and send to Larry who will give to Robert Galvin to post on the website.

POINT: Amendments to the rules and regulations must be mailed to all homeowners and other residents.

COMMITTEE: Crime watch. Things going on that can't be discussed yet due to an ongoing investigation.

TOPIC: Communication. Robert Galvin will post an email address on the website and monitor it.

TOPIC: Landscaping & Irrigation. Sunflower being issued 30-day letter stating our desire to discontinue our relationship. We will go back to using Coconut.

TOPIC: Lake maintenance.

TOPIC: Street lights. Project will be completed by September 19th.

TOPIC: Gates. WSA/Howard Segal owed \$6,500 (last payment), but that entire amount is being held until after camera issue is corrected. Larry o.k.'d \$220 for a new VCR. Howard is charging us \$962 for work he was not asked to perform. We will hold off on discussing that bill with Howard until after camera issue is resolved and ultimately will not pay it. Kip will handle the problem with the gate scraping on the curb. Larry will bring up pedestrian gate again at the next homeowners meeting.

TOPIC: Guardhouse repairs

TOPIC: Comcast. Have ordered internet and will need at least one Comcast phone line for \$50 per mo. Desire is to eliminate AT&T's 2 lines.

COMMITTEE: Social Committee. Maybe will do something late fall after it cools off.

TOPIC/MOTION: Need new camera. Have 2 proposals deciding between. Mark made a motion to allow the replace of the camera up to \$1,200. Robert Galvin seconded the motion and it passed unanimously.

TOPIC: Gate damage needs to be invoiced. Kip and Robert Galvin and Chuck will work on getting correct amount due sent to responsible party.

MOTION: Mark made a motion to end the meeting. Larry seconded the motion and it passed without objection.

Boynton Waters HOA - Board of Directors Meeting

October 8, 2011

Hagen Ranch Road Library

Meeting called to order at 10am

Directors present: Larry Lofaro, Charles Mucciolo, Robert Galvin, Kip Bandrup & Mark Halmo. A quorum is present.

Mark Halmo made a motion to approve the September minutes, seconded by Kip, all in favor; passed unanimously.

Treasurer's report:

• YTD 2011 Total Income\$75,555.49

61 Members Current on Q4 Dues, (Not Including Late Fees) , 24 Members with 4th Quarter's Dues Pending, 3 Members with Balances Outstanding in Excess of \$210, 4 of these in excess of \$420

• YTD 2011 Total Expenses: \$60,786.75, Net Operating Income: \$14,768.74

• Cash in the bank, October 6th, 2011.....\$43,766.12 (Checking...\$21,924.02, Interest Account...\$21,842.10)

Architectural Review - no committee members present, no report

Violations - no committee members present, no report

Lot 40 - 9401 Cascade - in need of violations, still in limbo between courts and bank so far as we know.

Robert Galvin made a motion to have Coconut Palm maintain the property on a twice monthly basis, seconded by Mark Halmo. Separate billing to be established for assessment to bank.

- Larry Lofaro to contact Bob's Blue Pools for estimate to treat pool which is green.

- Kip Brandrup to contact Health Department for pool concerns.

- Chuck Mucciolo to assess property, further violations, contact attorney and process fines as may be necessary.

Landscape and Irrigation -

- Kip Bandrup made a motion to switch from Sunflower to Coconut Palm for the common area landscape and irrigation maintenance contract with a 30 day letter terminating Sunflower, seconded by Robert Galvin, all in favor; motion passed unanimously. Larry will prepare letter to Sunflower with a termination date of December 1, 2011.

- Mark Halmo made a motion to replace 3 missing/dead palm trees at a cost of \$1,100 as proposed by Coconut Palm, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Lake Maintenance - some discussion about furthering the aeration system into the next legs of the lake system

Gates and Security -

- We now have a cable connection at the guardhouse which will allow for the disconnect of the regular phone line and get telephone service for the access control via Comcast, saving the HOA money each month.

- We have been delayed again by WSA for the corrections to the installation; tentative completion next week with Stanley right behind to install the new camera and move an existing one.

- Board discussed the desire to repair the gates now rather than wait until cameras are in. Kip will coordinate the repairs of the gates with a contractor he has already received a quote from.

Social - no committee members present, no report

Holiday decorations - no committee members present, no report

Old business - no comments

New business - Mark Halmo made mention of a pending issue that needs to be looking into along the north side of the community where an invasive tree should be removed but doing so would affect the lake bank in that location and possibly create an undesirable view for the adjacent homeowner.

Charles Mucciolo made a motion to adjourn the meeting, seconded by Mark Halmo, all in favor; motion passed unanimously. The meeting was adjourned at 11:30am.

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Mark Halmo, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Robert Uhrie made a motion to approve the minutes of the last meeting and Robert Galvin seconded and the motion passed unanimously.

Treasurer's Report:

As of November 1, 2011:

Revenue: \$79,950.49

80 members are current, there are 12 members with 4th quarter dues past due, 7 members owe in excess of \$210 and 4 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 12,216.08

Bank Balances as of October 31, 2011

Total: \$46,182.32

Checking: \$24,334

Interest Bearing: \$21,848.32

Robert Uhrie made a motion to approve the Treasurer's Report and Mark Halmo seconded and the motion passed unanimously.

Robert Galvin will prepare a draft budget for next meeting.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things).

McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them.

McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are new neighbors that need to be contacted.

Crime Watch: Unlawful entry reported and Robert Galvin put incident on website.

Website: Robert Galvin brought in a large screen t.v. and demonstrated the website to all in attendance. Cams can be accessed by typing in user ID and password. E-Mail BoyntonWaters@Gmail.com for user ID and password with your Lot Number

Robert Uhrie was told Robert Galvin still does not have June minutes. Robert Uhrie told group to contact him at his SunTrust email address for the time being as he doesn't have internet at home.

Cameras: We can have up to 8 and only have 6. A face shot and picture of exiting plates would be desirable.

Gates: Somewhat serious discussion re: installing an arm to prevent tailgating in.

Rules and Regulations: Approved \$200 fine for pushing open gates. This is a per incident fine and offender will also be responsible to pay any costs incurred as a result. Chuck Mucciolo made the motion, Mark Halmo seconded it and it passed unanimously. Along the same vein, Kip Brandrup will order a new sign that covers both trespassing and that announces the fine for pushing open the gates. The board expressed its strong desire to protect our wildlife. Mark Halmo made a motion that Chuck Mucciolo seconded and that passed unanimously that a \$500 per incident fine will be levied against anyone removing wildlife from the lake and not putting it back in the lake. Exact language is still to be determined, but the rule and fine goes into effect immediately.

Landscaping: Luis is back! Mark Halmo brought up house doing composting visible from street to Violations.

Lights: Robert Galvin said there are lights out at the south entrance and pointed out the timer needs to be adjusted for the lights on the guardhouse. Kip Brandrup and Mark Halmo indicated they would take care of.

Lake Maintenance: Nothing reported.

Landscaping front entrance: Terryco (?) will start \$4,100 project after December 1st, but before December 10th and will complete all work by December 20th. We will pay in 2 equal installments in January and February. Mark Halmo made the motion, Robert Uhrie seconded and it passed unanimously.

Todd Mason requested the board to forgive the expenses incurred when his tenant damaged the gate. The board is not inclined to do this. Initially, the Masons were told \$1,500 would be due. After further review and upon completion of all work with regards to the damage, a more accurate assessment of \$750+\$375 will be provided to the Mason's with a request to immediately remit payment for the damage. Chuck Mucciolo made the motion to deny the request for leniency and send out a letter with the correct amount owed and Robert Uhrie seconded and it passed unanimously.

Robert Uhrie will call contact attorney to see if any free information is available regarding filing liens on homes.

Gatehouse: Quotes of \$1,600 were rejected by the board. It was determined, that we would call Clint at Pressure Star for a quote.

I believe it was agreed that we do not have the money in the budget for decorating for Christmas this year.

Mark Halmo made a motion to the meeting and Robert Uhrie seconded and it passed unanimously.

December 10, 2011, 10:05 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Robert Galvin, Kip Brandrup and Michael Hansen.

Robert Galvin made a motion to ammend the minutes of the last meeting to remove password and login for the cameras. Kip Brandrup seconded and the motion passed unanimously

Robert Galvin made a motion to approve the amended minutes of the last meeting and Kip Brandrup seconded and the motion passed unanimously.

The board discussed the liening of properties that are in arrears on dues. Board agreed that liens will only be filed once the balance goes above \$1,000 and that each individual case will be considered on a case by case basis. Estopple letters will still be used for homeowners with lower balances.

Larry Lafaro asked Mike Hansen to contact those with outstanding balances to avoid late fees.

Treasurer's Report:

Larry Lafaro presented the 2011 Profit/Loss balance sheet.

Larry Lafaro presented the 2012 proposed budget. It was agreed to change the allocation for a new camera/security system to \$5,000. Holiday lights were also added to the budget. Eric Malkin agreed to get estimates from other neighborhoods in order to provide a more accurate budget for the holiday lighting.

As of December 1, 2011:

Revenue: \$81,035.49

81 members are current, there are 11 members with 4th quarter dues pending, 7 members owe in excess of \$210 and 3 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 13,301.08

Bank Balances as of December 5, 2011

Total: \$43,429.17

Checking: \$21,853.71

Interest Bearing: \$21,575.46

Robert Galvin made a motion to approve the Treasurer's Report and Kip Brandup seconded and the motion passed unanimously.

The board discussed the need to rewrite the new Rules and Regulations pertaining to Lake wildlife and gate violations in order to comply with Florida Law and also allow the board discretion for violations. The rewrites will be available for the January meeting.

Kip Brandup agrees to postpone his presentation for the January meeting when more board members and homeowners are present.

Kip Brandup proposes the new gate sign in reference to violations. The board unanimously approves the new gate sign to be posted with the tow company sign.

Kip Brandup presented 4 bids for painting of the guard house. The board agrees to contract with Pressure Star Inc for the work. The board agrees to painting a more modern color scheme in keeping with the updated colors of the neighborhood.

After discussion on new camera/security system Larry Lafaro tasks Mike Hansen with making initial inquiry into costs and setup of new camera system.

Board Recognizes Eric Malkin (COWBRA rep). Discussed new charter school proposed in the preserve area of Boynton Beach Blvd just west of the turnpike.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things). McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them. McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are no new neighbors that need to be contacted.

Crime Watch: Eric Malkin present. No issues to report.

Gates: Eric Malkin will look into the need to comply with new regulations regarding turn arounds if a permit is pulled for gate arms in addition to the gate.

Rules and Regulations: Rewrites of new rules will be available for approval at Jan meeting

Landscaping: nothing to report

Lake Maintenance: Nothing reported.

Gatehouse: Mike Hansen will contact Clint with Pressure star to discuss the bid approved by the board (paint type and color scheme).

Robert Galvin made a motion to close the meeting and Mike Hansen seconded and it passed unanimously.

FINAL - APPROVED BY BOARD

Boynton Waters Homeowners Association Inc.
Board of Directors Meeting
Saturday, January 15, 2011
Meeting Location – Library – 10:00 am

Call to order. The meeting began at 10:15 am

The general members present were Gay Williamson, Bobbi and Eric Malkin, Lauri Long, Bill and Dardick, Teny and Max Nameth, Linda Delpopolo, Michael Grigelis, Mary and David Peed, Florin Tudor, Mrs. Dragan, Lynn Berdoll, Robert Galvin and a few others whose names were not noted by the Secretary.

The following board members were present:

Larry Lofaro, President
Larry Berdoll, Vice President
Maura Slaughter, Communications Director
Kip Brandrup, Special projects
Mark Halmo, Special projects
Charles Mucciolo, Secretary
Robert Uhrie, Treasurer

A quorum is present.

Larry Lofaro requested that a motion be made to approve the minutes from the September 11, 2010 meeting after being informed that they had not previously been approved. Larry Berdoll made the motion, seconded by Maura Slaughter, all were in favor; motion passed unanimously.

Larry Lofaro requested that a motion be made to approve the December 18, 2010 minutes. Maura Slaughter made the motion, seconded by Mark Halmo, all were in favor; motion passed unanimously.

Treasurers report:

Checking account -
Starting balance of \$7,880.35
Deposits of \$19,980.41
Expenses of \$7,258.13
Returned Check of \$110.11
Ending balance of \$20,492.52.

Savings account -

Beginning balance of \$21,754.49
Interest earned \$12.37
Ending balance of \$21,766.86.

Total cash in bank per the December bank statement was \$42,259.38

We received some checks after the December statement so, the current ledger shows the checking account as having \$29,291.51, the savings account as having \$21,766.87 for a total amount of cash on hand of \$51,038.37.

Larry Lofaro: regarding homeowner's dues. Several homeowners are past due in their payments. A number of them are past due two or more quarters plus the special assessment. What I need the Board to discuss is the amount that we will allow a homeowner to be past due before we take legal action by establishing liens. Some homeowners are behind somewhere between \$700 and \$900. Understanding that some homeowners are having difficulty due to certain circumstances however; we need to establish a number that we will take some action on once they reach that number. Once they get past a certain point it seems to indicate that they may be heading towards foreclosure so, I suggest to the

Board that once a homeowner reaches a delinquent amount of \$450 we should begin the process of contacting the attorney to put a lien on the house.

Maura Slaughter: It costs us \$149 for the attorney to send their initial letter. We did recoup \$2100 from the one we did, but we spent over \$4000 and it took years. The attorney's fees were included in those recouped fees. It is up to the judge as to how much we can recoup should it go that far.

Charles Mucciolo: do our bylaws provide that we can recoup those fees (the \$149) prior to going to court?

Larry Lofaro: Yes. When a homeowner is past due more than 30 days we put a late fee on the account, then after 60 days we begin to charge 18% interest.

Charles Mucciolo: If the Board creates a rule which says that if you are delinquent by a certain amount and we then engage the attorney for \$149 can we then recoup that fee?

Larry Lofaro: Yes, however, it's the collecting of the fee.

Charles Mucciolo: What I'm asking is: prior to going to court, if we engage an attorney and he sends a letter which causes the homeowner to then pay, can we attach that initial fee (\$149) to the account as an expense related to collections?

Larry Lofaro: Yes. The homeowner is responsible for the back dues, the late fees, interest accrued and any fees occurred in order to collect. I was also under the impression that there was another thing we could do to establish ourselves as being due monies in the event of a foreclosure.

Maura Slaughter: The bank is always the first lien holder and it will depend on what the court orders. If we wish to go further into the foreclosure process we will incur more legal fees. The problem with the one that cost us \$4000 is that we have been pursuing it since 2003 or 2004.

Mark Halmo: Is there a way to push the process through faster?

Maura Slaughter: Every time we call the attorney it costs us. They suggested to just start with the initial letter as it sometimes has the desired affect.

Charles Mucciolo: Should we (the Board) take the first step with a registered letter from the HOA and then go to the attorney after that?

Mark Halmo: I like that approach and then if we don't get a response we can decide if we want to take the legal approach.

It was suggested that maybe we get on a payment schedule with some homeowners who are late. Larry Lofaro expressed concern that the schedule must be set so that they get caught up in a reasonable time because they will be incurring late charges and interest and can stay behind indefinitely.

The bottom line is that the remainder of the community will have to make up the shortfall if we are not getting paid by 9 or so homeowners. That is a significant amount.

Larry Lofaro suggested we form a committee who will work with the homeowners who are delinquent in payments. They can knock on the door or call them.

Charles Mucciolo expressed concern about having that face to face meeting and asking someone for money; it should be done formally in a letter so that there is a record and keeps us at a distance.

Larry Lofaro stated that we need someone on the Board to take the past due statements and follow up with the letter and keep track of the progress. Maura Slaughter stated that it is basically 5 or 6 families that are having problems.

Larry Lofaro recognized Eric Malkin in the audience who wanted to make a statement. Eric stated the COWBRA executive committee had this discussion recently and that there are several homeowners associations who have let residents get so far behind that it is a big problem. The consensus was that they would send a letter first, as suggested, and that the threshold would be two quarters worth of dues plus any special assessments.

Charles Mucciolo agreed that rather than a dollar amount the delinquency of two quarters dues was more appropriate plus any special assessments that may be in affect.

Larry Lofaro asked for a motion to be made regarding the previous discussion.

Charles Mucciolo made a motion that 'the homeowners association begin a process to collect homeowners dues when they are delinquent two quarters in addition to any special assessments that may be in effect at the time and that the Board first send a certified letter and that certified letter be given 30 days response time before we contact the attorney'. Seconded by Larry Berdoll, all in favor; motion passed unanimously.

Maura Slaughter: I calculate that we are owed about \$3,580 in back dues by the community.

Larry Lofaro entertained a question from Jim Lockyer who was concerned that this approach would give people an excuse to be late with their payments. The Board explained that through the various rules approved over the last few months regarding late charges and interest charges we were not giving anyone a free ride because late charges do go into effect. A late fee goes into effect after 30 days and interest gets charged after 60 days. The Board's concern are for those homeowners that receive numerous notices about late dues, late charges, etc. and do not respond - those 5 or 7 homeowners are the ones we are concerned about going further into delinquency at the cost of all the other homeowners. The Board has an obligation to pursue the monies owed the community and to also try and recover those monies in a cost effective way.

Larry Lofaro stated that he has finalized the budget for 2011 and passed out copies for Board members and the audience. He entertained a motion to approve the budget. There was discussion regarding same. The information will be available to the homeowners after it is approved by the Board and then must be approved by the community at the General Membership meeting. The Board members did receive an advance copy of the proposed budget.

The budget was established based on both last year's expenses and new expenses that were not previously included. Some general discussion took place regarding several line items of the budget. There is nothing in the budget for additional lake aeration because of the limits on funds to be received. The budget does not include the street lighting but is listed as a future expense. At the General Membership meeting we should have certain items be voted on by the community so that they are in control of how certain monies are spent. The budget is based on the quarterly dues of \$210 per lot. The budget is tight and addresses what we need to maintain the community which is why we will go to the community to ask their approval for certain additional improvements. Right now any future improvements will need to take funds from the reserve account or require a special assessment. Question regarding access control expenses: the new access system requires a modem for authorized Board members to access the system to monitor and make changes and will also allow for future video access by the individual homeowners to see who is at the keypad by tuning into a certain channel on their television. There was some disagreement as to the need for the modem. There will be a computer in the guardhouse which can then be accessed remotely rather than needing to go to the guardhouse to enter information. A question was asked regarding the reserve account showing more than the \$20,000 we determined to be adequate to maintain and discussion and explanation of the accounting principle was given and was satisfactory to the Board member.

Larry Berdoll made a motion to accept the budget as presented, seconded by Maura Slaughter, approved by all members; motion passed unanimously.

The next agenda item was the nomination of candidates for the four Board member positions that will be up for elections. The person nominated must be current in their dues in order to be a Board member. The following people were nominated, without obligation, by various members of the Board and the residents present in the audience:

Kip Bandrup, Jim Lockyer, Bobbi Malkin, Linda DelPopolo, Florin Tudor, Teny Namath, Keith Calloway, Larry Lofaro, Manny Lozano and Robert Galvin.

It should also be noted that at two members of the present Board will most likely resign and that it is important to have people take their place because without a full Board we may have legal issues with respect to the laws that govern homeowners associations. This concern is another reason that the Board has had to consider the possibility of a management company depending on the outcome of the elections.

There is a possibility that existing Board members may not be able to legally resign if there are not enough members remaining to form a bona fide Board.

Mark Halmo made a motion that we put together a letter to be mailed to the homeowners notifying them that elections are upon and to ask for assistance and participation on the Board and committee's otherwise we may be forced to engage a management company, seconded by Larry Berdoll, approved by all members; motion passes unanimously.

Mark Halmo will put the letter together along with Larry Berdoll.

For those running for the Board, it would be helpful for them to prepare a short statement outlining their qualifications, strengths and reason for wanting to be a Board member so they community has pertinent information on them.

We must be informed by the next meeting of who is going to be running for the open positions.

Architectural Review Committee

9368 Watercourse - Nameth, was approved for driveway and roof.

Violations

Only two violations were outstanding. Eric Malkin stated that there are a few violations that need discussion because they are subjective. An example he gave was if two committee members say a roof needs cleaning but others disagree - there is no way to quantify it. Does the Violations committee have the final say? The Board commented that the committee should be taking a majority vote of the committee members in those instances. Charles Mucciolo stated that there are many violations that are not subjective, they are simple in their definition and that the Violations Committee, either through their Chairperson or a member has the right to send notice to that homeowner citing a violation. Eric stated that in the case of parking in the street we are restricted by our bylaws against putting a sticker on a car unless the car has been there for 24 hours. Charles Mucciolo stated that the stickers have a statement which reads "move the car within 24 hours or be towed" or something to that effect and that it is not a timeframe during which we have to wait. There was discussion regarding the issue and there was no consensus. Eric stated that when Kennelly wrote the Bylaws he put something in there which states that you cannot put a sticker on a car unless you give them 24 hours notice. Eric insisted that we have not recourse. Eric suggested we have vehicles park on alternate sides of the road; this was rejected by the Board. The Board asked Eric how Phil Kline was able to have the Baileys construct the additional driveway and threaten fines if they continued to park on the street. Eric stated "because he got away with it". Eric stated that he did not want to put the Board or the Committee at risk of a lawsuit by illegally putting stickers on cars.

Charles Mucciolo asked Eric Malkin, as the Chair for the Violations Committee to please provide the Board with the portions of the Bylaws that specifically reference the inability to cite vehicles unless they are present for at least 24 hours.

(It should be noted that during the transcription of these minutes the Secretary researched the Bylaws and did not find any reference to a 24 hour waiting period for citing a violation however; the Bylaws do provide for 24 hours notice before a vehicle is towed. It is important to understand this because certain statements were made that suggest the prior Board acted improperly - this is not the case. It appears that the prior Board correctly enforced the Bylaws with respect to parking in the common areas).

Maura Slaughter stated that we have asked many homeowners over the years to not park their vehicles on the street and they have complied and asked Eric to move the car that he has been parking in the street to set an example as the Chair of the Violations Committee - "the Board is asking you to move it off the street and onto the driveway". Eric stated that he would comply and that the car will be gone by Tuesday as it is being sold.

Larry Lofaro asked when the next drive through the community will be; Eric said that he would like to have it done before the next meeting. Larry was concerned that we have been waiting for a while for a report and would like to get something going as soon as possible.

More discussion regarding the 24 hour rule. Members from the audience expressed concern about people parking across the sidewalks. The Board agreed that we do not want to have people parking across sidewalks for safety reasons.

Larry Lofaro stated that in his opinion the Violations Committee has the responsibility to notify someone who may be parking in the streets that they must move the vehicle and if they continue to park in the street it should be referred to the Board who will decide what to do.

Charles Mucciolo and Eric Malkin are going to discuss further how to proceed.

Fine Enforcement

Nothing to report at this time as there are no issues requiring fines.

Welcome Committee

Lynn Berdoll has been making some contacts and Maura Slaughter will be getting her the names of new residents on Aqua Vista.

Neighborhood Crime Watch

A neighbor reported an unknown man approached her home asking questions in some official manner but did not seem to be an official. The neighbor reported this to a Board member who then made the President aware. Residents are urged to call 911 at the first sign of any suspicious activity. Board members cannot help in this situation. The police have said on numerous occasions to call immediately if you suspect something to be wrong.

If was also discussed that anyone can access our community through the gate because the access code was given to a realtor who posted it on the internet.

The new access control system should be installed within the next few weeks.

Website

Bill Dardick requested that he not be required to attend each meeting as the website normally has nothing to report; the Board agreed to remove 'Website' from the future agendas.

Charles Mucciolo reported that he and Bill Dardick worked out an email address to instill confidence in the community for the purpose of receiving official Board correspondence only. Because a number of residents demanded their email addresses be removed from the Boards mailing list as a result of the emails that were sent a couple of months ago the community will incur additional expenses in the way of stamped mailings. The establishment of the new email address (bwhoa_mail@boyntonwaters.org) will allow residents to block all other resident emails of their choosing to avoid solicitation or unwanted correspondence but know that mail from this address is being sent by the Board. So, if you see mail from this address please do not treat it as spam.

Mark Halmo made a motion to remove the website from the agenda, seconded by Larry Berdoll, all in favor; motion passed unanimously.

Landscape and Irrigation

Larry Lofaro reported the contract with Aquatic Systems is up for renewal and there will be no increase in cost so we will continue with them for lake maintenance.

Pest control - we have been notified that the White Fly problem is making a resurgence back into Palm Beach County and in fact, several homes in the community have had to be treated so, it is in our best interest to have the Jog Road hedge treated once again. Mrs. Dragun commented that her hedge did have it and needed to be treated. Charles Mucciolo will get a cost from PestSmart to do the work and coordinate same.

Mark Halmo and Charles Mucciolo reported that there are several dead palms and that it is the recommendation of Sunflower to postpone their replacement until March or April to help insure their survivability; additionally there will be a cost savings of about \$200 by having remove and replace all at once rather than make two trips. Total cost to be determined depending on number of palms.

Additionally the area of sod in the common area behind the Bartell's is looking bad. The history behind this is that the developer did not provide irrigation in this and similar common areas along Aqua Vista. The prior board was able to secure irrigation through the Bartell's system and added heads to the common area. Our landscaper, as part of their regular check of the irrigation, determined that Bartell's pump is not operating properly and Mr. Bartell does not want to incur the expense at this time and questions the diagnosis of the problem. Since we need reliable irrigation in this area in order to at least keep green what mix of grasses exists in this area and certainly to support new sod in the future we should look to the Sprigg residence for an irrigation source. Mr. Sprigg will allow us to assess the work needed to tie into his irrigation once Sunflower provides us a cost for the work.

Someone asked if trimming the Royal palms may have contributed to the decline of one along Aqua Vista. It was discussed that trimming in and of itself, while not necessary for a Royal Palm, does not affect the health.

Sunflower did comment in recent email that nailing into the palm trees at the front entry for the purpose of securing holiday lights would most definitely provide an opportunity for rot and insect infestation and to please find another method of securing the lights.

Lake Maintenance

Mark Halmo reported that the lakes are progressing well. Reports on the water came in and the levels are within acceptable ranges. Aquatic systems will be replacing the littoral plants that have died with more mature plants in the next month or two.

Also to be noted - the lakes have a lot of landscape debris such as clippings and especially coconuts and oranges - these material decompose and are costing us a lot of money and is a significant contributor to the problem of keeping the lakes clear and clean. Residents are urged to remind their landscapers to not blow or deposit cuttings in the lake, to be proactive in the trimming of coconuts so they do not fall and roll into the lake and to not place landscape waste on top of the drainage grates in the streets because the berries, seeds, leaves and small branches will wash directly into the lakes. If this practice goes unchecked it will cost the community a lot of money to keep up with the lake cleaning.

Some discussion about possibly having an outside contractor come in and clean the lake of floating debris; no decision made.

Access Control

Work on the system is progressing; trenches dug, wires run, inspections made and everything is up to code. The old permits have not been an issue so far. The forms need to be entered into the data base. Comcast was out today to survey how to pull lines under the road. If we go with Comcast for the modem installation then each homeowner may assign a phone number with a long distance area code rather than a local number because Comcast offers the long distance dialing at no additional charge.

There was some discussion regarding the various options available for assigning telephone numbers. It was determined that Coconut Palm does so many homes in the community we will assign an access slot for him at no cost to any individual homeowners who use his service.

A couple of Board Members will need to hear the tutorial from Howard Siegel (access control contractor) in the coming week in order to understand how to enter data from the homeowners.

Kip Bandrup has been doing a lot of research on the condition of the gate operators however; there is not enough time at this current meeting and he will postpone his presentation to the next meeting.

Kip Bandrup did make a statement that he has received negative comments about his abilities from certain homeowners. He went on the record to state his many years of experience in numerous fields relating to construction and

manufacturing, the role he played in rescuing a company from bankruptcy and his extensive dealings with contracts and contract negotiations. He further stated that he believes his is adequately experienced to deal with the issues regarding the community for which he has taken responsibility and contributed hundreds of hours to thus far.

The Board acknowledged the contributions that Kip has made and encouraged him to continue.

Bylaws

We need to be prepared for the General Membership meeting. One particular area has to do with the renter's restrictions we have been discussing. There was some discussion regarding the document that would need to be changed and the number of members that will need to be in favor in order to pass.

Maura Slaughter asked the Board's opinion on whether or not we should charge the equivalent of one month's rent as a fee for rental approval. There was some discussion regarding the first right of refusal for new buyers based on a clear set of circumstances which the attorney outlined for us as being good cause. There was concern about being sued for refusing a purchase.

There was some discussion regarding the clause about homeowners being restricted to renting the home only once every six months. The concern was that if a renter leaves after one or two months the homeowner will be at a disadvantage and have to leave the home vacant. It was suggested that the language be changed to allow two renters in a twelve month period.

There was some further discussion regarding the approval of transfers by inheritance and the ability to deny the transfer if someone is a felon or sex offender.

Eric Malkin stated that a board he is affiliated with in the county addresses these issues and often sides with the homeowner.

Maura Slaughter pushed for the language the attorney suggested because it gives the HOA the option to deny a purchase or transfer of title based on good cause (with being a sex offender or felon as good cause).

Bobbi Malkin expressed her concern that when an HOA includes clauses for 'first right of refusal' that is a red flag to many lenders. Maura Slaughter is going to check into this. Maura Slaughter asked for Eric and Bobbi to write down their suggestions and send them to her.

Larry Lofaro asked for motion on changes to the Bylaws regarding rental properties. **Mark Halmo made a motion that we continue to pursue changes to the Bylaws as they relate to the rental of properties pending further discussion, seconded by Maura Slaughter, all in favor; motion passed unanimously.** *(this motion occurred later in the meeting, as it was recognized by the Board that a vote had not been taken.)*

We need a committee formed of people who can prepare the materials needed for the General Membership meeting.

Larry Lofaro asked that members of previous Boards and Committees volunteer to count the votes.

We need names of those who are running for the Board to put forth their names as soon as possible.

Maura Slaughter said that we need to file with the State in April a renewal of corporate documents to include the names of the new Board members.

On the proxy that is going to be distributed we should list the items that will be up for a vote. One item that some homeowners want to see on the vote is the issue of the turnaround at the front entry. This is important so that the records will show that the community as a whole, and not just the Board, made the decision on this issue which may have certain liabilities to both the community and the Board should an accident occur while someone is backing out of the entrance onto Jog Road.

Larry Lofaro asked that a motion be made on the subject. Maura Slaughter made a motion that we put the turnaround to a vote by the community at the General Membership meeting. Kip Bandrup seconded, all in favor; motion passed unanimously.

Some residents were talking out of turn and Larry Lofaro asked for the audience to stop talking over the Board so that business could be conducted properly.

Larry Lofaro suggested that Kip provide the community with the costs associated with this improvement so that the community could be better informed.

If the community votes against the turnaround it will then absolve the Board from future legal actions should a lawsuit be filed.

COWBRA

January 31, 2011 - there will be a meeting at the Library - all are encouraged to attend.

Old Business

Larry Lofaro stated that at the previous meeting he asked Barbara Malkin, who had made certain accusations towards a Board member, to come forward with any proof; do date she has not. He then stated that he had not heard from her or received anything to date and asked if she had anything to present. (it is difficult to ascertain from the recording but it sounds like either Eric or Barbara said 'no'.) Larry Lofaro asked if Barbara would like to retract her statement and if so, to make the retraction in a written form so that it could be sent to all residents since the accusation was also sent to all residents. Eric Malkin said he wanted to postpone their comments until February because they needed to discuss it with their attorney. Larry Lofaro stated that he requested this at the last meeting and that his concern that if the allegations are true he wanted to take action. Eric Malkin asked what specific allegations he was talking about. Larry Lofaro stated 'the specific allegations against taking 'kick-backs'... Eric and Barbara stated that they never used those words and that the term used was 'potential conflict of interest'. Maura Slaughter asked Barbara Malkin what exactly the conflict of interest was. Barbara Malkin stated "he (Charles Mucciolo) works for GL Homes, Sunflower does work for GL Homes and Charles Mucciolo manages Sunflower and all of sudden they are working for us and we are not getting the services we were getting previously." Maura Slaughter asked "what services are we not getting?" Barbara Malkin said we are not getting the same number of cuts per year. Charles Mucciolo stated that was not correct - we are getting the same number of cuts as Coconut provided us with. Charles Mucciolo then read the statement that Barbara Malkin had made in her email for clarification to the Board; it read "it is my opinion that the present Board has not been operating in the best interest of our community. There has been spending far beyond what is necessary for the smooth operation of a community this size. Further, it appears to be a possible conflict of interest going on based on the relationship between our new landscape company and a Board Member who has no ownership interest in this community and now, with a proposal of a management company."

There was some inaudible discussion in the audience to which Charles Mucciolo stated "I don't work for Sunflower Landscape, I don't manage Sunflower Landscape. They install the landscape material for the company that I work for; on occasion I must go out and verify that the material they put in matches the plans that they followed."

Eric Malkin then asked (referring to the statement that Barbara had made in her email) "what in that statement was derogatory to you (referring to Charles Mucciolo) or anyone else?"

Charles Mucciolo stated "I don't believe anything is derogatory." (something inaudible was said by the audience) and he then responded "hold on a second, you threw something out in a very caustic way, you might not have come out and said 'this person is taking money' but if I say 'this person could be a child molester' then an implication is made. You are making an implication that I did something wrong. I did nothing wrong. At the last meeting you said 'I think you should have recused yourself from the vote'... that is a little different than saying there is a conflict of interest and I'm doing something wrong." Eric Malkin stated "if you just don't let this thing go away I will have to take it to my attorney." Charles Mucciolo commented (tongue in cheek) that it was OK for them (Eric and Barbara) to "throw something out to the community at large and then we have to just forget it".

Mark Halmo then asked Barbara if she had anything to offer Larry Lofaro with respect to his investigation. Barbara Malkin reiterated her position that Charles Mucciolo has a relationship with Sunflower Landscape through his employer. Charles Mucciolo stated that as a Landscape Architect he has dealings with numerous landscape contractors, suggesting there could always be a perceived 'conflict of interest' no matter who we use.

Robert Uhrie stated that during the process of presenting and selecting the various contractors Charles Mucciolo did offer to recuse himself and we asked him to contribute and vote because of his expertise.

Mark Halmo once again asked if Barbara Malkin had nothing more to offer in the way of information that Larry Lofaro could use in his investigation then we should close this investigation and be done with it.

Florin Tudor asked why we were spending more money on the landscaping than we did before. Charles Mucciolo stated that we are not spending more than before. Florin stated that he wanted to see how much we were spending on flowers and the like because the front looks worse than before. Charles Mucciolo asked what the basis for that statement was because he thought that most people have commented favorably on the entry. Florin demanded to know the costs for Sunflower Landscaping and Charles Mucciolo stated that the contract was approximately \$300 more per year over that of Coconut (note: the actual cost is \$100 more per year) with more services. When Barbara Malkin made a statement that we were getting less cuts per year she was basing that on a statement that Phil Kline made at one point that 'Coconut cuts every week' - that was not the case. Barbara Malkin agreed that they did not cut every week. Charles Mucciolo stated that if you look at Coconuts contract it was approximately 36 cuts per year - that is what we get. (note: the Secretary reviewed the contracts for Sunflower and Coconut and found that Sunflower provides 1 additional cut per year compared to Coconut - Florin Tudor was provided with the comparisons a few days after the meeting. If you calculate the cost of yearly maintenance by the number of cuts per year, we are actually paying less for Sunflower than we did for Coconut).

Eric Malkin stated that he did not think we need to change landscape contractors. The Board reminded him that this was a decision made a long time ago after much consideration. Charles Mucciolo stated that he recalled Eric Malkin stating in the past that we did need to make a change - several Board Members agreed to that recollection.

Larry Lofaro asked the Board how they felt we should proceed with regards to the original investigation as nothing has been provided in writing by Barbara. Maura Slaughter stated that Barbara Malkin's accusation was terrible, she was not specific on what the conflict of interest was...this is just like when people commented that members of the Board are not qualified to choose the access system company even though we explained our backgrounds and process for selection...so maybe we should let her statement go just like we did with the other.

Mark Halmo made a motion that we close the investigation and move forward as a community, seconded by Kip Bandrup, all in favor with the exception of Maura Slaughter and Charles Mucciolo; motion passed.

Larry Lofaro went on to state that we do need to move forward but recognizes that the statements made were irresponsible and caused to unfairly tarnish the reputation of someone who has invested a lot of time in this community and that this was the turning point for Charles Mucciolo who will most likely quit as a result.

New Business

No new business to discuss

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor; motion passed unanimously.

The meeting ended at approximately 12:30 pm.

End of tape

Transcribed by Chuck Mucciolo, Secretary

DRAFT - NOT APPROVED BY BOARD

Boynton Waters Homeowners Association, Inc.
General Membership Meeting
Saturday, March 5, 2011
Meeting Location is the Library and the Time is 10:00 a.m.

#10

Larry Lofaro asks Members to keep questions and statements to no more than 2 minutes and asks that nobody else talk when a Member has the floor. Lastly, Larry asks that Members state their name and lot number before talking.

March 5, 2011, 10 a.m., Larry Lofaro calls meeting to order.

Larry Lofaro said a Quorum is present.

A motion is made by Eric Malkin to approve the minutes of March 6th (?) (should've I think been 2/12/2011 minutes) and Kip Brandrup seconded and they were approved unanimously.

Treasurer's Report was given by Robert Uhrle

2010 Total Income was \$72,192.80 (\$8,690 from Special Assessment –3 Members still not paid), 2010 Total Expenses were \$84,505.72 (of which \$12,500 was for 50% of access control system) and cash flow was a negative \$12,223.33

Cash in the bank at YE was \$53,549.6 (checking = \$31,770.77 and savings = \$21,778.88). There was \$20,000 in the reserve account.

A motion was made to accept the Treasurer's Report by Eric Malkin and it was seconded by Larry Berdoll. There was no objection.

Larry Lofaro said 2011 Budgeted Income and Expenses are \$78,940. Eric Malkin made a motion to approve the budget and Michael Grigelis seconded and it was approved without objection.

Larry Lofaro tells the Membership there are 4 open positions on the Board and opens the floor to anyone wishing to be nominated –nobody comes forward.

Larry Lofaro offers to let anyone already nominated come forward to make a statement –nobody comes forward.

Larry Lofaro, nominee for Board, said he sent letters out to the Membership about his running for the board again and hopes everyone got one.

Larry Lofaro acknowledged Phil Kline's history of service to the community and thanks him for being a mentor and for his valuable assistance –declined to run for board.

Larry Lofaro acknowledged Maura Slaughter's countless hours of service and valuable help and said she'll be greatly missed on the board –not running for board.

Larry Lofaro acknowledged Larry Berdoll's many years of dedication to the community –not running for board.

Phil Kline moves that the 3 nominees (Jim Locklear had to remove himself as a nominee) be approved and be given 3 of the 4 positions available –Eric Malkin seconded and it passes without objection.

Mike Hanson inquires into the open 4th position.

Larry Lofaro re-opens the floor to nominations. Mike Hanson steps forward and Larry Berdoll nominates him.

Larry Lofaro suggests since a motion from Phil Kline affectively ended the vote, that another special election be held in 1-2 months to fill the 7th board position. After more discussion, Phil Kline re-made his motion to accept all 4 nominees and Eric Malkin seconded and it passed without objection.

There was a lot of spirited discussion and debate on the merits of a turnaround. Lot 92 didn't want it because of the noise and location of the gates relative to their lot if the gates get moved forward to make room for the turnaround. Lot 64 didn't want the turnaround because it would mean more traffic (u-turns) where the kids wait for the school bus (north gate). It was explained to the membership that someone brought up needing a turnaround to the board and for liability purposes it was determined that the matter should come up for a vote before the Membership so the community as a whole could determine whether we put one in or not. The same of the pedestrian gate. It should be noted that Larry Lofaro did tell the Membership that there had been a serious accident the week before. Mike Hanson did bring up using pavers at our entry, but his proposal wasn't discussed in any detail.

There were discussions about proxies and absentee ballots with regard to the rental amendment being offered at the April 9th meeting. Larry Lofaro clarified by saying to only send in a proxy or an absentee ballot, but not both. Larry Lofaro also explained that 75% of the Membership would need to vote to make a change to our by-laws. There was also spirited debate over the rental amendment. Bobbi Malkin expressed concern that the amendment could negatively affect the ability of homeowners to rent out their homes at a time when it may be especially necessary. Bobbi Malkin also expressed concern over what liability we may have if we keep someone out –especially, if the Board uses the new power the amendment gives it selectively (Robert Uhrig suggested this could be fixed by requiring council's opinion before doing such a thing). There were other residents who wanted the amendment to make sure sexual offenders couldn't rent in our neighborhood and to help possibly stop the renting to others who may be a detriment to the community and who may cause our property values to further decline or its residents to not feel safe. It would I think be fair to say that nearly all the con-arguments had to do with liability and potential difficulties with renting out one's house during bad economic times and the pro-argument was almost exclusively about keeping out sexual offenders and others that may affect our property values or make us feel unsafe.

Architectural Committee –Brief response and then tape cutoff.

#11

Larry Lofaro informed we need 75% of Membership (69 members) to vote to change a covenant in the by-laws.

Phil Kline asked how much was spent on legal fees for the amendments. Larry explained putting them together and getting them in the county records cost approximately \$630. Maura said the initial estimate was only \$450, but there were more conversations with the attorney re: the matter than were originally planned.

Larry Lofaro allowed one more question on the subject. Unknown Female Resident asked if a measure was defeated, if there was any way, in a process less cumbersome than changing the by-laws, to change the rules and regulations to give some protection and Larry appropriately responded that we cannot have any rules or regulations that are contrary to what is in our by-laws.

Larry Lofaro received a Violations Committee Report with 27 violations noted within from Eric Malkin. Larry Lofaro asked that Lot 81 be added for a blue Toyota that frequently blocks the sidewalk and Lot 54 be added for a broken driveway column light.

Sandy at Lot 83 said the trees on his property are being addressed (apparently he received a notice re: 1 or more dead ones) and landscape company wants to “shack” the tree(s) to see if it/they come(s) back. Maura suggested Sandy write a letter to the Board.

Larry Lofaro said he realizes the trees out in front need replacing, but explained it is less expensive to remove the trees and replace them with new ones if it is done simultaneously and he wants to hold off until after the access control system project is completed before putting anything new in. Also, Larry Lofaro said it was his understanding that March/April is the most opportune time to plant new trees.

Chuck Mucciolo made a motion that violation letters be sent out to the 27 violators on Eric Malkin’s report plus to Lots 81 and 54 and the motion was seconded by Maura Slaughter and passed unanimously.

Teny Nameth of the Welcome Committee explained there’s one house on Lakeside they need to go to.

Re: Neighborhood Crime Watch, Eric Malkin stated he would like to be notified and for all the captains to be notified if there are any incidents anywhere in the neighborhood.

Unknown Female Resident stated that on 3 occasions Coconut Palm and Sunflower had lawn mower races on our streets and further stated this is a far greater problem than her granddaughter who was apparently corrected for riding her motor scooter on the sidewalk in the neighborhood. Chuck Mucciolo suggested making sure she had the names of the landscapers correct and she write down the days and times these incidents occur and give the information to the Board and the Board would address.

Unknown Female Resident complained apparently Sunflower's folks are leaving trash from their lunch on grounds and Mark Halmo said he'd already spoken to Rob Peterson (community landscape contractor) about that very issue.

Unknown Male Resident complained the pressure cleaning company burned the edges of our lawns when it did our sidewalks. Larry Lofaro explained our contract with the pressure cleaning company stated that only environmentally safe chemicals were to be used in doing the sidewalks. Mark Halmo said chlorine is environmentally safe, but only a small amount of it is necessary (3 Tablespoons per gallon of water) and should be used (especially around our landscaping) and Mark thought too much chlorine was probably used as evidenced by the burned lawns and the odor.

Lake Maintenance –Mark Halmo said we experienced a set-back with the plants that were planted at the lake's edge because of some very heavy rainfall 3 weeks after the initial planting and he explained that Todd Bartite (sp?) did a re-plant about 2 weeks ago and the plants appear to be doing well and Mark Halmo has ideas of where to put additional plants to help our lake. Mark Halmo commented on our water level being very low. Mark Halmo requested people with coconut palms do something (i.e. 12 in. high fence) to keep the coconuts out of the lake (300 of them at SW corner of lake) and to help keep the oranges out as well. Lastly, he requested people don't throw their dog poop in the lake. Mark Halmo explained that feeding the lake nutrients like these causes fibrous algae blooms to be more pronounced.

Michael Grigelis suggested organizing a committee (someone said wheelbarrow squad) to clean up the coconuts in the lake and Larry Lofaro suggested Michael Grigelis volunteer to head it. It was mentioned that we do have someone already who picks up the trash in the lake, but not the coconuts.

Eric Malkin asked Mark Halmo about the water reports and Mark Halmo indicated they were posted on the website and Eric Malkin said the Lakeworth Water Management District found out that we were testing and he wanted to give the District copies of the reports.

Gates and Access Control –Larry Lofaro said the access control system is up and running beginning March 8th and clickers were being handed out today at the meeting. Larry Lofaro said the old system will continue for a week or two before its shut down forever. Larry Lofaro went on to explain the BWHOA telephone number will for awhile go to the access control while the 2 systems are both running.

Unknown Male Resident inquired about using his car to open the gates and both Larry Lofaro and Chuck Mucciolo told residents it's possible not all cars will be capable, but that residents should consult with their car manuals in figuring out how to make it work in cars that are capable.

Entrance –Chuck Mucciolo repeated what Larry Lofaro said earlier in the meeting; namely, that any dead palms and any dead or missing plants will be taken care of once the access control system project is complete.

Chuck says he is looking into a metal shroud to help diffuse the bright light at the phone pad.

Florin Tudor suggested that we not throw away the old access system. Larry Lofaro explained that the old system is not up to code and it would need to be brought up to code for us to use it again (even temporarily). Larry Lofaro ended what was becoming a lengthy discussion by saying we would consider keeping the old system rather than throwing it out.

Chuck Mucciolo said a key benefit to our new system is its ability to lock people out (because each clicker is unique) who don't belong in the neighborhood (at all or at particular days and times).

An Unknown Female Resident asked if it was o.k. for her and her daughter to each have a code and Larry responded each resident has 3 subdirectories (?).

An Unknown Male Resident asked if they could get a 2-button clicker and Larry Lofaro responded by saying the clickers are more expensive and come in packs of 10 and he will order them if 10 people wanted them.

An Unknown Male Resident said he could use a universal remote, but the Board corrected him and explained (again) that the clickers are unique to each persona and that a universal remote would not work.

Social Committee –nothing.

Holiday decorations –Larry Berdoll apologized for missing President's Day, but said he'd do something for St. Patrick's Day and for July 4th after that.

Mark Halmo acknowledged the Mason family for generously donating the new flag at our front entrance.

Official Ballot:

Turnaround –In favor was 16 and against was 46 –FAILED.

Pedestrian gate –In favor was 26 and against was 36 –FAILED.

Eric Malkin reported COWBRA has 95 communities in it and more than 120,000 residents. Eric Malkin said COWBRA's elections will be held on the 16th. Eric Malkin said a group would be going to Tallahassee to discuss issues important to us all (i.e. funding for education and HOA and COA legislation). Eric Malkin informed the Membership that COWBRA was turning 30 and he made a motion that we contribute \$150 to buy an ad in a book congratulating COWBRA on 30 years of service (like we did when it turned 25) and Larry Berdoll seconded the motion –it passed without objection. Eric Malkin informed the membership that on June 15th at Indian Springs there'll be a luncheon to celebrate COWBRA's 30th anniversary. Eric Malkin reminded everyone that COWBRA meetings are held the 3rd Wednesday of the month.

Architectural Committee –nothing to report. Larry Lofaro responded to an Unknown Female Resident's question by saying that any paint colors or other changes to a person's home or property should have been o.k.'d by the Committee, but the Resident should report anything she feels was not.

An Unknown Male Resident asked about the new street lights the Membership approved last year. After some discussion about the amount of money approved for this endeavor (\$3,000 or \$6,000), it was generally decided it was \$3,000 that was approved, but the costs were \$6,000. The Board explained that the project was put off temporarily due to the costs of the access system. Eric Malkin made a motion to table discussion of the street lights until our next meeting in April and it was seconded by Unknown Male Resident and the motion was approved without objection.

An Unknown Male Resident asked about the sometimes working and sometimes not working light on the end of Water Course Way and the Board suggested the Resident call FPL who will fix the light for free.

Motion to adjourn was made and seconded and it was approved without objection –It was difficult to tell who made the motions because of the noise in the room, but I could hear they were made.

Board Meeting

March 5, 2011, noon, Larry Lofaro called meeting of new board to order.

Present was Larry Lofaro, Chuck Mucciolo, Mark Halmo, Mike Hanson, Robert Galvin, Kip Brandrup and Robert Uhrie

Robert Uhrie made a motion to accept the minutes from the last meeting and the motion was seconded by Mark Halmo and it passed unanimously.

Larry Lofaro said the Treasurer's Report was tabled until the next board meeting as we had just received the bank statements.

Larry Lofaro discussed the Treasurers position (historically and today, responsibilities and time involved).

Maura Slaughter discussed her ex-position as Communications Director

Larry Lofaro said a bookkeeper will cost \$300 per month if we find we cannot handle the Treasurer function in-house.

Mike Hanson suggested automating our banking and finance further.

Larry Lofaro brought up possibly discussing electronic banking with BB&T.

Mike Hanson brought up accepting dues by credit card payment, but the Board was generally not receptive to this idea due to the costs involved and potential administrative burdens.

Larry Lofaro suggested Mike Hanson volunteer for Treasurer, but he was apprehensive due to constraints on his time.

Maura Slaughter also brought up getting a Management Company at a cost of approximately \$1,000 per month, but this idea wasn't discussed any further.

Robert Uhrie nominated Larry Lofaro to be President and Mark Halmo seconded and Larry Lofaro was elected president unanimously and Larry Lofaro proudly accepted.

Larry said President can be Treasurer, but that he can't do both because of constraints on his time.

Robert Galvin had some concerns over being Treasurer because he's a Mac user and will be doing some traveling. Robert Galvin was told our accounting software is accessed online and Larry Lofaro agreed to be Robert Galvin's backup if he wanted to try the position.

Mike Hanson volunteered to help Robert Galvin with the Treasurer responsibilities.

Mike Hanson expressed interest in being Communications Director. Maura Slaughter indicated she received as many as 10 calls a week from residents. Chuck Mucciolo suggested getting an answering machine instead of routing the BWHOA number to Mike Hanson's phone –the only thing Mike Hanson seemed a little apprehensive about. It was generally agreed then that Mike Hanson would be our new Communications Director and that we would utilize an answering machine for resident calls.

Robert Uhrie volunteered to be Secretary since position only involves the minutes and so doesn't take a lot of time. Larry made a motion to elect Robert Uhrie Secretary and Mike Hanson seconded and the vote was unanimous in favor.

Larry made a motion to nominate Chuck Mucciolo Vice President and Robert Uhrie seconded and the motion passed unanimously.

Robert Uhrie suggested we discuss a lock box with BB&T when we go in to sign signature cards.

Chuck Mucciolo nominated Robert Galvin to be Treasurer and the vote was unanimous in favor of Robert Galvin being Treasurer.

Robert Uhrie was told to go onto Sunbiz and change board members.

Kip Brandrup and Mark Halmo will continue to be Special Projects.

Larry Lofaro wants a board member to oversee each committee to improve communication between the Committees and the Board. Mark Halmo is on the architecture committee. Larry Lofaro wants oversight over the Violations and Welcoming Committees –it was never decided who would oversee.

Bobby Malkin handed over recommendations for changes to our by-laws and those are being reviewed by Chuck Mucciolo, Larry Lofaro and Maura Slaughter and Chuck Mucciolo wants to make a presentation at the next meeting.

A pet policy was briefly discussed.

Maura Slaughter brought up being a little more restrictive on house color choices (mostly agreement of Board members, but with caution about being too restrictive). Mike Hanson had an idea of choosing 20 colors that don't need to be approved and that idea was very well received by the Board and Maura Slaughter suggested she could have a designer work on what colors.

Mike Hanson asked to start a BWHOA Facebook page and it was generally agreed that would be a good idea, but that he would have to monitor it.

More discussion about removing the coconuts from the lake, but it was just discussion.

Eric Malkin said he'd approached Joey about his lights shining in another Resident's windows at night and he agreed to turn off the lights at not later than 11 p.m. The Resident who was being affected told Eric Malkin she would be more tolerant if the Board would allow her trailer to be in her driveway. Nobody on the Board was in favor of this and Chuck Mucciolo said she should be cited for her trailer.

There was more mention of a Management Company, but it was brief and only in passing.

Maura Slaughter gave Chuck Mucciolo her Secretary file (i.e. foreclosures, etc...).

It was mentioned that we have our own BWHOA laptop now. It is intended to store important BWHOA documents and information on so that it can be accessible during Board and Membership meetings.

Meeting was adjourned after a motion that was seconded and after a unanimous vote by the board to adjourn.

DRAFT - NOT APPROVED BY BOARD

Special Home Owners' Meeting
April '09 2011 at 10:00 a.m.
Library

All Board members present.

It was determined we need 28 homeowners for a quorum and to be able to go forward with the meeting. It was further determined that we did have 28 homeowners present and so did have a quorum.

It was also determined that we need 69 affirmative votes to pass a change to our Declarations.

Phil brought up the possibility that if we did not have enough votes to pass the amendment, we could go after those votes after the meeting. This was brought up again after the votes were tallied and the Board decided the right thing to do would be to let the votes and proxies we had prior to the count determine solely the fate of the amendment.

Larry Lofaro asked people to bring up their ballots and proxies if they had them and allowed homeowners who wished to come up and write their lot number on a piece of paper along with their vote and hand it to him to do so (for privacy).

The Board went through each vote and checked it against the list of homeowners to make sure there was not more than 1 vote per lot that would be counted.

Phil talked about the different standards for approving changes to the Declarations and By-laws and used the aerators as an example of something that would only take a simple majority of the quorum present versus the 75% majority that we need to change the Declarations.

Barbara Malkin talked about the differences between approving Rules and Regulations and changes to the By-laws and how the Board could do one without the membership and not the other.

Shortly after the verification process had started, Larry Lofaro said people didn't need to wait for the verification and count if they didn't want to and the results would be announced.

It was determined that we had 69 votes and 3 proxies.

Robert Uhrie made a motion to vote the proxies according to the will of the majority of the Board. Mark Halmo seconded. The motion passed unanimously.

The tally of the actual votes cast were 50 yes votes in favor of the amendment and 19 no votes against.

The Board voted 6 to 1 in favor of the amendment with Mike Hansen being the lone no vote. The 3 proxies go with the yeses.

The amendment failed to pass.

After the vote, Jan Brewer, Lot 9, suggested the Board did not need to change the Declarations to accomplish what they were trying to do in the amendment. She claimed that Article 8, Section 4 already gives the Board the power to enforce its Rules and Regulations

Section 4. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding provided herein or by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the property to enforce any lien created by these covenants and restrictions. Any failure by the Declarant, the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Chuck Mucciolo mentioned that he would be passing out in the Board Meeting to follow a proposed list of Rules and Regulations for the community.

Chuck Mucciolo agreed with Jan about the Board's ability to enforce its Rules and Regulations, but said that the Rules and Regulations need to have some basis in the Covenants; that the Rules and Regulations must "play off of" an item that is already in our Covenants.

Jan went on to make the case that what the Board needed to play off of was also already in the Declarations in Article 6, Section 25.2:

2. All owners and lessees of Lots in The Properties shall abide by this Declaration, the Articles of Incorporation, the By-Laws and all Rules and Regulations as they are adopted from time to time by the Board of Directors and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees

and persons over whom they exercise control and supervision.

Jan is in favor of rules regarding renters and made a motion that the Board look again to see if what we have in place doesn't already give us the ability to address tenancy. Jim Locklear seconded the motion and it passed.

Chuck Mucciolo said his proposed Rules and Regulations didn't address tenancy issues, but he would work on it.

Barbara Malkin pointed out that there isn't a formal list of Rules and Regulations that exist today. Chuck Mucciolo added there were a few in our Declarations.

A motion to end the special meeting was made by Larry Lofaro and seconded by Chuck Mucciolo and passed.

Board Meeting

April '09 2011 at 11:15 a.m.

Library

All Board members present.

Chuck Mucciolo made a motion that the minutes of the last meeting be approved and Mike Hansen seconded and the motion passed unanimously.

Treasurer's Report given by Robert Galvin, Treasurer:

1st quarter income was \$34,861.51 and it included \$1,420 in special assessment monies.

1st quarter expenses were \$23,073.67.

1st quarter net income was \$11,787.84.

Cash in the checking account was \$24,262.52 and there was another \$21,798.34 in our interest bearing account.

61 homeowners are current and 31 owe monies for 2nd quarter and some other smaller items like remotes.

Robert Uhrie produced the Tax Returns for 2010 and submitted them and an invoice from S&K for \$100.

Mike Hansen made a motion and Chuck Mucciolo seconded and it passed that we change the signature cards at the bank by doing the following: REMOVE signatory Maura Slaughter, REMOVE signatory Larry Berdoll, ADD signatory Robert Galvin, ADD signatory Michael Hansen. Larry Lofaro, Chuck Mucciolo, Kip Brandrup and Robert Uhrie will remain signatories on the account

Robert Uhrie said he would also ask about a lockbox when he called to verify who needed to be present to change the signatories on the accounts.

Larry Lofaro asked Robert Galvin to look into online banking

Mark Halmo and Mike Hansen were going to get together during the next week to discuss removing the coconuts from the lake and Mike Hansen volunteered the front of his house to be used to place the coconuts for Waste Management to remove.

Mike Hansen said our Facebook page is up and running

Larry Lofaro asked Mike Hansen to look into updating/managing our web page.

<Mike Hansen had to leave, but we still had a quorum>

Chuck Mucciolo presented a draft copy of the Rules and Regulations and Larry Lofaro said we would debate them at our next Meeting in May. Chuck Mucciolo reiterated they don't contain rental rules, but

that he would work on them and maybe present them as an amendment at the next meeting. Chuck Mucciolo said the BOLD type is from the Covenants and allows us to make the rule he drafted immediately after. Chuck Mucciolo mentioned that he included things that Barbara Malkin provided and things from his discussions with Lori Getz who is a property manager and family member of one of our homeowners.

Chuck Mucciolo also directed the Board's attention to the architectural rules with Coral Bay's stuff also provided to the Board. Chuck Mucciolo pointed out that our Architectural Committee works without any guidelines. Landscaping and house colors were specifically brought up as areas where there should be some type of guidelines written.

Larry Lofaro brought up again having Board Members oversee certain key committees.

It was established that Mark Halmo would continue to oversee the architectural committee

Larry Lofaro specifically mentioned wanting a Board Member to oversee the Violations Committee. Larry Lofaro said he continues to have trouble getting the cooperation from the committees that he needs.

Chuck Mucciolo brought up the Welcoming Committee as a committee that also should have oversight because of the importance of the information we provide homeowners when they come into the community.

Barbara Malkin had to leave the meeting and asked to be recognized and Larry Lofaro recognized her. Barbara Malkin pointed out that the By-laws and Declarations do address "major" landscaping changes. She presented a bill for \$100 for COWBRA membership dues. She inquired into the \$150 payment for COWBRA's 30th anniversary and Larry Lofaro said he'd just gotten the bill, but would take care of it. Lastly, Barbara Malkin said no violation letters have gone out because the form letters they have are in .pdf and cannot be changed with the software Eric Malkin has. Chuck Mucciolo said that he had no idea they were having difficulties with the attachment and questioned why the committee didn't simply type a new letter in another format and send it out if they were having difficulty with the .pdf. Chuck Mucciolo asked is it the case that nothing then has been done since the last meeting re: violations and Barbara Malkin answered yes and left the meeting.

Heidi told the Board she was unaware the letters hadn't gone out. The rest of the members of that committee are Lynn Berdoll, Teny Nameth and Florin Todor

Larry Lofaro questioned if a change in leadership in that committee was warranted. However, it was decided that Kip Brandrup would be the Board member that would oversee that committee and work with Eric Malkin to make sure things are getting done. Kip Brandrup will make reports to the Board and ensure letters are sent out.

Larry Lofaro is going to mail to the Violations Committee and Board Members tickets he's made to give persistent violators of our parking Rules and Regulations.

Mark Halmo made a motion that we move forward with the street lights and set a limit of \$7,500 (\$5,640 was the last estimate) to complete the project. Kip Brandrup seconded the motion. It passed after Larry Lofaro assured the Board that the monies were available.

Mark Halmo made a motion to repair the landscaping at the entrance and it was seconded by Robert Uhrig and it passed. Dollars were discussed (\$1,500 estimate for median), but it was agreed that no matter the cost, it had to be done. The Board agreed with Kip Brandrup that we should get multiple bids.

We agreed that the sod at Bartells' needed to be replaced, but there was no motion made concerning it.

Chuck Mucciolo and Larry Lofaro discussed adding and moving and replacing some palms and it was generally decided to put that off until after the lights and the landscaping at the front entrance was fixed. The cost of the palms was I believe ~\$900.

Kip Brandrup and Mark Halmo are to look at maintenance agreements for the gates and if they include 100% of all costs of all repairs and include labor and parts, the Board generally agrees that a cost of \$1,632 a year would be money well spent.

Larry Lofaro asked for permission to pay the final invoices for the access systems, but the Board declined until after the final inspection.

Mark Halmo took samples of the bottom of our lake and noted that sample taken near the aerators were white sand the bottom got blacker the further away you moved so this is a sign the aerators are doing what they are supposed to do. Mark Halmo went onto say that the deepest part of the lake is 12'

Larry Lofaro brought up that he would consider a management company if there is not greater cooperation from the committees.

Chuck Mucciolo made a motion to end the meeting and Robert Uhrig seconded.

May 12, 2011 @ 6 p.m. in the library's small meeting room

Larry calls meeting to order.

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Chuck Mucciolo made a motion to approve the minutes and Kip Brandrup seconded.

Larry Lofaro asked Robert Uhrie to please get minutes out sooner than 2 days before the next meeting. Larry also said to make the minutes briefer.

Treasurer's Report not officially prepared because Robert had not received the bank prior to the meeting. Per Quick Books, as of May 12th, there was income of \$37,922.09 and expenses of \$30,939.42. Also, there was \$22,979.77 in the checking account and \$21,698.54 in the interest bearing account. There are 15 statements with people owing in excess of \$200. Lot 8 owes \$480.

Lot 8 needs a special letter because amount owed is greater than \$450. Larry Lofaro and Robert Galvin were going to review all the past due statements.

Robert Galvin announced he would be out of town the month of June.

Rob Galvin verified taxes sent.

Robert Uhrie verified he made changes to the State of Florida website regarding changes to the board.

Chuck Mucciolo gave bills to Robert Galvin for reimbursement.

Robert Galvin wants approval from someone before writing checks to companies for things other than regular monthly bills.

Final access control payment is still due pending 1) the final inspection 2) the keys for the telentry and ? 3) gates opening automatically when data is being uploaded remotely and 4) keys to manually open gates.

Larry Lofaro wants the next meeting to be a special homeowners meeting to vote on street lights. Larry and Robert Uhrie will get together to do 14-day letter.

Robert Uhrie made a motion to accept the Rules and Regulations with an amendment that hedges be kept no less than 4' from the sidewalk. The motion was seconded by Mike Hansen and it was approved unanimously

Larry Lorafaro is going to make copies and mail out 100 copies.

Gate maintenance check must go out because the contract isn't valid until then even though the contract was executed May 1st.

ARC –No new applications. Mike Hansen is bringing to the next meeting a number of colors that the board will vote on and that homeowners can choose without ARC approval.

Violations –Eric Malkin said he is re-doing his committee because he can't open the letters he needs to send out to violators. He would like a 3-person committee to make it more manageable; it's easier to get 3 people together. Eric wants to send out 30-day letters before the board meeting which the board said was allowed. Copies of Eric's letters will go to Kip. Chuck offered to come to Eric's house to make sure Eric can access the letter.

Chuck Mucciolo encouraged board members to send out notices to parking violators. After 3 strikes, Chuck sends the 1st letter, just a notice, then a 2nd that also charges the violator a \$25 fine, then a 3rd that charges a \$50 fine and puts the violator on notice he/she may be towed.

Landscape and irrigation –Mark said a couple of sprinkler heads were replaced and said something needs to be done about the garbage trucks leaking fluids.

Kip brought 4 quotes for landscaping the front entrance. After a lot of discussion, Cut Above was chosen by the board to do the landscaping project.

At 8:47 p.m., Chuck Mucciolo made a motion to adjourn the meeting. Robert Uhrie seconded the motion. It pass unanimously.

June 2011 minutes

Present is Larry Lofaro, Mark Halmo, Mike Hansen, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Larry Lofaro made a motion to accept last month's minutes, Chuck Mucciolo seconded and the motion passed unanimously.

Mike Hansen pointed out that the rules and regulations that were sent out did not include hedges in the neighborhood being at least 4' from the sidewalk. Chuck Mucciolo agreed to amend the rules and regulations.

Robert Galvin is away. Larry Lofaro read the treasurer's report. According to QuickBooks, our checking account has \$12,801.70 in it and our interest bearing account contains \$21,812.92.

Larry Lofaro said prior to closing the title agent requests information from the HOA regarding any monies owed to it by the seller. This may allow the association from time to time to get monies owed to it for things like past due quarterly dues and late fees and violations fines.

30 days past the due date, Mike Hansen will request from Robert Galvin a list of homeowners who have not yet paid their quarterly dues. Mike will make a courtesy call to these homeowners to remind them they've not yet met their financial obligations to the community.

Larry Lofaro and Robert Uhrie were both unable to update our status on the Secretary of State's website. Robert will call the Secretary of State's office Monday and report back no later than Wednesday what the issue is/was.

Larry Lofaro asked Mike Hansen to remind him to ask Robert Galvin to send 2010 YE financials out to the homeowners. Larry said the financials cannot be hand-delivered.

Architectural Review Committee: Mark Halmo said that one roof painting and one house painting was approved.

Violations Committee: Since the last meeting, the rules and regulations were mailed out to all homeowners and Chuck Mucciolo and Larry Lofaro contacted Eric Malkin to do a walk-thru of the neighborhood. Shortly after, Eric gave notice that he was no longer interested in running or being a part of the committee. There are 3 members on the committee presently. Chuck has designed a letter to help make it easier to report violations. It was also suggested that a majority wasn't required to report a violation and that a majority of the board could decide a violations issue if it was contested by the homeowner.

Welcome Committee: The HOA welcomes Mark and Shannon to the neighborhood.

Crime Watch: Mike is going to review the tapes at the gatehouse to ascertain the identity of the person who broke our gates. The board will contact the police and fill out a report.

Landscape and Irrigation –Mark Halmo and Larry Lofaro met w/Rob re: the irrigation ...grass dying on Aqua Vista. We need a new timer (Hoop and Gardener's home) for ~\$150 and a new zone (Dragoon's) for \$800. Mark made a motion to do the work and Chuck Mucciolo seconded the motion and it passed without objection.

Lake Maintenance: Mark Halmo said Todd Bartight tested our water and an algae bloom and low water and lack of any wind all are combining to make our lakes look less than stellar with suspended material in parts –although we all agreed that our lakes were faring much better than others in surrounding communities. Mark Halmo said our aquatic plants (arrowhead, golden something and purple something) should come back. Mark also commented there is a Blue Heron's nest in our pine tree that has recently hatched babies in it.

Gates: Prior to someone ramming our gate, arms were going to cost \$600 to replace. We are now looking at another up to \$600 to repair (\$500 for x and \$100 for a truck to pick up the slab so it can be re-leveled)

Larry Lofaro said WSA was owed \$13,000. We paid \$6,500 of that \$13,000. We got back our final permit and keys and ability to open the gates, but we still have the issue with the camera at the pad being unable to take both photos of car and SUV drivers. Larry directed we pay the last \$6,500 after the camera issue is resolved.

Web: Larry Lofaro brought up we need to find a volunteer to take over the web ...or in lieu of that find someone we can pay to manage the site. Larry is partial to Front Page. Chuck Mucciolo was checking with family.

Larry Lofaro saw no reason for a meeting in July.

Mike Hansen made a motion to end the meeting and Chuck Mucciolo seconded and the motion passed unanimously.

September 7, 2011, 6:30 p.m. meeting at the Hagan Ranch Library:

Mark Halmo, Kip Brandrup, Rob Uhrie, Larry Lofaro, Rob Uhrie, Chuck Mucciolo and Mike Hansen were all present.

MOTION: Mark made a motion to accept the minutes of the last meeting. The motion was seconded by Chuck. The motion passed unanimously.

TREASURER'S REPORT for August:

Revenue through September 1, 2011 was \$62,549.41 and included \$1,430 in past due assessments from 2010.

80 members are current . 5 members owe in excess of \$200. 3 members owe in excess of \$(cough)?

Expenses through September 1, 2001 were \$57,009.94.

Excess of revenue over expenses equal \$5,539.47.

Cash in bank is \$49,761.62 of which \$18,162.13 is in the checking account and \$21,827.50 is in the interest bearing account

TOPIC: How we can cost-effectively collect delinquent dues, assessments, late fees, etc... accrued ...especially in the case of foreclosure

TOPIC: Renters

TOPIC: Website is up and running and documents are available on the new website

MOTION: Robert Galvin made a motion that we amend the rules and regulations to require a \$500 deposit for renters. Robert Uhrie seconded the motion. The motion passed without objection.

COMMITTEE: Architectural Review Board. Nothing to report.

COMMITTEE: Violations. 4 are on the committee. Cited 25 homes after August 27th drive-thru, but committee is holding off on citing roofs until after hurricane season. Citations were mailed August 29th. Next drive-thru is in October.

COMMITTEE/MOTION: Mike made a motion that welcome packets be hand-delivered to new residents and volunteered to be the one to make the delivery. Mark seconded and the motion passed unanimously. Rob Uhrie volunteered to scan welcome documents and send to Larry who will give to Robert Galvin to post on the website.

POINT: Amendments to the rules and regulations must be mailed to all homeowners and other residents.

COMMITTEE: Crime watch. Things going on that can't be discussed yet due to an ongoing investigation.

TOPIC: Communication. Robert Galvin will post an email address on the website and monitor it.

TOPIC: Landscaping & Irrigation. Sunflower being issued 30-day letter stating our desire to discontinue our relationship. We will go back to using Coconut.

TOPIC: Lake maintenance.

TOPIC: Street lights. Project will be completed by September 19th.

TOPIC: Gates. WSA/Howard Segal owed \$6,500 (last payment), but that entire amount is being held until after camera issue is corrected. Larry o.k.'d \$220 for a new VCR. Howard is charging us \$962 for work he was not asked to perform. We will hold off on discussing that bill with Howard until after camera issue is resolved and ultimately will not pay it. Kip will handle the problem with the gate scraping on the curb. Larry will bring up pedestrian gate again at the next homeowners meeting.

TOPIC: Guardhouse repairs

TOPIC: Comcast. Have ordered internet and will need at least one Comcast phone line for \$50 per mo. Desire is to eliminate AT&T's 2 lines.

COMMITTEE: Social Committee. Maybe will do something late fall after it cools off.

TOPIC/MOTION: Need new camera. Have 2 proposals deciding between. Mark made a motion to allow the replace of the camera up to \$1,200. Robert Galvin seconded the motion and it passed unanimously.

TOPIC: Gate damage needs to be invoiced. Kip and Robert Galvin and Chuck will work on getting correct amount due sent to responsible party.

MOTION: Mark made a motion to end the meeting. Larry seconded the motion and it passed without objection.

Boynton Waters HOA - Board of Directors Meeting

October 8, 2011

Hagen Ranch Road Library

Meeting called to order at 10am

Directors present: Larry Lofaro, Charles Mucciolo, Robert Galvin, Kip Bandrup & Mark Halmo. A quorum is present.

Mark Halmo made a motion to approve the September minutes, seconded by Kip, all in favor; passed unanimously.

Treasurer's report:

• YTD 2011 Total Income\$75,555.49

61 Members Current on Q4 Dues, (Not Including Late Fees) , 24 Members with 4th Quarter's Dues Pending, 3 Members with Balances Outstanding in Excess of \$210, 4 of these in excess of \$420

• YTD 2011 Total Expenses: \$60,786.75, Net Operating Income: \$14,768.74

• Cash in the bank, October 6th, 2011.....\$43,766.12 (Checking...\$21,924.02, Interest Account...\$21,842.10)

Architectural Review - no committee members present, no report

Violations - no committee members present, no report

Lot 40 - 9401 Cascade - in need of violations, still in limbo between courts and bank so far as we know.

Robert Galvin made a motion to have Coconut Palm maintain the property on a twice monthly basis, seconded by Mark Halmo. Separate billing to be established for assessment to bank.

- Larry Lofaro to contact Bob's Blue Pools for estimate to treat pool which is green.

- Kip Brandrup to contact Health Department for pool concerns.

- Chuck Mucciolo to assess property, further violations, contact attorney and process fines as may be necessary.

Landscape and Irrigation -

- Kip Bandrup made a motion to switch from Sunflower to Coconut Palm for the common area landscape and irrigation maintenance contract with a 30 day letter terminating Sunflower, seconded by Robert Galvin, all in favor; motion passed unanimously. Larry will prepare letter to Sunflower with a termination date of December 1, 2011.

- Mark Halmo made a motion to replace 3 missing/dead palm trees at a cost of \$1,100 as proposed by Coconut Palm, seconded by Kip Bandrup, all in favor; motion passed unanimously.

Lake Maintenance - some discussion about furthering the aeration system into the next legs of the lake system

Gates and Security -

- We now have a cable connection at the guardhouse which will allow for the disconnect of the regular phone line and get telephone service for the access control via Comcast, saving the HOA money each month.

- We have been delayed again by WSA for the corrections to the installation; tentative completion next week with Stanley right behind to install the new camera and move an existing one.

- Board discussed the desire to repair the gates now rather than wait until cameras are in. Kip will coordinate the repairs of the gates with a contractor he has already received a quote from.

Social - no committee members present, no report

Holiday decorations - no committee members present, no report

Old business - no comments

New business - Mark Halmo made mention of a pending issue that needs to be looking into along the north side of the community where an invasive tree should be removed but doing so would affect the lake bank in that location and possibly create an undesirable view for the adjacent homeowner.

Charles Mucciolo made a motion to adjourn the meeting, seconded by Mark Halmo, all in favor; motion passed unanimously. The meeting was adjourned at 11:30am.

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Mark Halmo, Robert Galvin, Chuck Mucciolo, Kip Brandrup and Robert Uhrie.

Robert Uhrie made a motion to approve the minutes of the last meeting and Robert Galvin seconded and the motion passed unanimously.

Treasurer's Report:

As of November 1, 2011:

Revenue: \$79,950.49

80 members are current, there are 12 members with 4th quarter dues past due, 7 members owe in excess of \$210 and 4 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 12,216.08

Bank Balances as of October 31, 2011

Total: \$46,182.32

Checking: \$24,334

Interest Bearing: \$21,848.32

Robert Uhrie made a motion to approve the Treasurer's Report and Mark Halmo seconded and the motion passed unanimously.

Robert Galvin will prepare a draft budget for next meeting.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things).

McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them.

McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are new neighbors that need to be contacted.

Crime Watch: Unlawful entry reported and Robert Galvin put incident on website.

Website: Robert Galvin brought in a large screen t.v. and demonstrated the website to all in attendance. Cams can be accessed by typing in user ID and password. E-Mail BoyntonWaters@Gmail.com for user ID and password with your Lot Number

Robert Uhrie was told Robert Galvin still does not have June minutes. Robert Uhrie told group to contact him at his SunTrust email address for the time being as he doesn't have internet at home.

Cameras: We can have up to 8 and only have 6. A face shot and picture of exiting plates would be desirable.

Gates: Somewhat serious discussion re: installing an arm to prevent tailgating in.

Rules and Regulations: Approved \$200 fine for pushing open gates. This is a per incident fine and offender will also be responsible to pay any costs incurred as a result. Chuck Mucciolo made the motion, Mark Halmo seconded it and it passed unanimously. Along the same vein, Kip Brandrup will order a new sign that covers both trespassing and that announces the fine for pushing open the gates. The board expressed its strong desire to protect our wildlife. Mark Halmo made a motion that Chuck Mucciolo seconded and that passed unanimously that a \$500 per incident fine will be levied against anyone removing wildlife from the lake and not putting it back in the lake. Exact language is still to be determined, but the rule and fine goes into effect immediately.

Landscaping: Luis is back! Mark Halmo brought up house doing composting visible from street to Violations.

Lights: Robert Galvin said there are lights out at the south entrance and pointed out the timer needs to be adjusted for the lights on the guardhouse. Kip Brandrup and Mark Halmo indicated they would take care of.

Lake Maintenance: Nothing reported.

Landscaping front entrance: Terryco (?) will start \$4,100 project after December 1st, but before December 10th and will complete all work by December 20th. We will pay in 2 equal installments in January and February. Mark Halmo made the motion, Robert Uhrie seconded and it passed unanimously.

Todd Mason requested the board to forgive the expenses incurred when his tenant damaged the gate. The board is not inclined to do this. Initially, the Masons were told \$1,500 would be due. After further review and upon completion of all work with regards to the damage, a more accurate assessment of \$750+\$375 will be provided to the Mason's with a request to immediately remit payment for the damage. Chuck Mucciolo made the motion to deny the request for leniency and send out a letter with the correct amount owed and Robert Uhrie seconded and it passed unanimously.

Robert Uhrie will call contact attorney to see if any free information is available regarding filing liens on homes.

Gatehouse: Quotes of \$1,600 were rejected by the board. It was determined, that we would call Clint at Pressure Star for a quote.

I believe it was agreed that we do not have the money in the budget for decorating for Christmas this year.

Mark Halmo made a motion to the meeting and Robert Uhrie seconded and it passed unanimously.

December 10, 2011, 10:05 a.m. at the Hagan Ranch Library

Larry Lofaro calls meeting to order.

Present are Larry Lofaro, Robert Galvin, Kip Brandrup and Michael Hansen.

Robert Galvin made a motion to ammend the minutes of the last meeting to remove password and login for the cameras. Kip Brandrup seconded and the motion passed unanimously

Robert Galvin made a motion to approve the amended minutes of the last meeting and Kip Brandrup seconded and the motion passed unanimously.

The board discussed the liening of properties that are in arrears on dues. Board agreed that liens will only be filed once the balance goes above \$1,000 and that each individual case will be considered on a case by case basis. Estopple letters will still be used for homeowners with lower balances.

Larry Lafaro asked Mike Hansen to contact those with outstanding balances to avoid late fees.

Treasurer's Report:

Larry Lafaro presented the 2011 Profit/Loss balance sheet.

Larry Lafaro presented the 2012 proposed budget. It was agreed to change the allocation for a new camera/security system to \$5,000. Holiday lights were also added to the budget. Eric Malkin agreed to get estimates from other neighborhoods in order to provide a more accurate budget for the holiday lighting.

As of December 1, 2011:

Revenue: \$81,035.49

81 members are current, there are 11 members with 4th quarter dues pending, 7 members owe in excess of \$210 and 3 members owe in excess of \$420.

Expenses: \$67,734.41

Excess of Revenue Over Expenses: \$ 13,301.08

Bank Balances as of December 5, 2011

Total: \$43,429.17

Checking: \$21,853.71

Interest Bearing: \$21,575.46

Robert Galvin made a motion to approve the Treasurer's Report and Kip Brandup seconded and the motion passed unanimously.

The board discussed the need to rewrite the new Rules and Regulations pertaining to Lake wildlife and gate violations in order to comply with Florida Law and also allow the board discretion for violations. The rewrites will be available for the January meeting.

Kip Brandup agrees to postpone his presentation for the January meeting when more board members and homeowners are present.

Kip Brandup proposes the new gate sign in reference to violations. The board unanimously approves the new gate sign to be posted with the tow company sign.

Kip Brandup presented 4 bids for painting of the guard house. The board agrees to contract with Pressure Star Inc for the work. The board agrees to painting a more modern color scheme in keeping with the updated colors of the neighborhood.

After discussion on new camera/security system Larry Lafaro tasks Mike Hansen with making initial inquiry into costs and setup of new camera system.

Board Recognizes Eric Malkin (COWBRA rep). Discussed new charter school proposed in the preserve area of Boynton Beach Blvd just west of the turnpike.

Architectural Review: Nothing to report.

Violations: Submitted ~30 violation letters a couple of months ago and all, but 3 have complied (minor things). McDono's (?) gave Chuck Mucciolo a letter that he in turn gave to Violations re: their shutters. They've gone out of town already and so are unable to open their storm shutters and are asking the board not to act against them. McKendrick (?) violations should be forwarded to Bank so it can address the violations before community spends money to correct.

Welcoming: No committee members present. There are no new neighbors that need to be contacted.

Crime Watch: Eric Malkin present. No issues to report.

Gates: Eric Malkin will look into the need to comply with new regulations regarding turn arounds if a permit is pulled for gate arms in addition to the gate.

Rules and Regulations: Rewrites of new rules will be available for approval at Jan meeting

Landscaping: nothing to report

Lake Maintenance: Nothing reported.

Gatehouse: Mike Hansen will contact Clint with Pressure star to discuss the bid approved by the board (paint type and color scheme).

Robert Galvin made a motion to close the meeting and Mike Hansen seconded and it passed unanimously.

Boynton Waters Annual Home Owners' Meeting
March 10, 2012 at 2 p.m.
Hagen Ranch Library

Six members of the Board were present. There was a quorum of homeowners.

Eli Blinderman made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Linda DelPopolo seconded. Minutes were approved.

Rena Lane identified herself as a new member of the HOA.

Treasurer's Report for Year-End 2011:

Income = \$89,106.82

Expense = \$74,244.42

Cash Flow = \$14,862.40

Cash in bank =\$42,146.52 (including \$20k
RESERVE): Checking = \$20,297.78
Savings = \$31,858.74

Eric Malkin questioned if the balance of the electric for the gate was paid. Board response :
Yes.

Eli Blinderman made a motion to accept the Treasurer's Report. Mark Halmo seconded.
Treasurer's 2011 Report was approved.

2012 Budget:

\$84,000 income and (\$84,000) expense. Eric Malkin made a motion to approve the 2012
budget. Eli Blinderman seconded. Budget was approved.

Larry Lofaro thanked Chuck Mucciolo and Rob Uhrie for their service on the Board.

Outside of the ballot, there were no additional members to be nominated.

Proposals for Neighborhood Improvements:

Eric Malkin commented that Capital Improvements require 2/3 plus 1 of the members present.
Larry Lofaro asked if anyone had questions on each proposal.
Eric Malkin commented on the turnaround – specifically in regards to the permit and cost.

There was discussion regarding the design of a turnaround and an option for two lanes (visitor
and homeowner); and the adding of a single gate arm and the settings to let cars through.

There was a question on why the proposals had to be Special Assessments for items like speed
bumps which were inexpensive per household. The Board stated that they are not in the budget
and are capital improvements. The Board also stated that these were not automatic
assessments if the surplus could cover them. Rob Uhrie stated we have \$25k we could allocate
toward capital improvements.

Chuck Mucciolo noted Article 5 Section 4 of our bylaws which states per Florida statute 720 we
need 2/3 vote of the members present to pass the projects.

It was decided that the homeowners vote on the improvements today and vote on how to pay for them later. Mark Halmo clarified some facts on the aerators.

Results of hand vote on improvements:

Street Signs – did not pass

Turnaround – did not pass

Pedestrian gate – did not pass

Speed bumps – did not pass

Lake aerators – passed

Single gate arm – did not pass

Cost for the lake aerators is \$13k.

Results of Election of Board Members:

Linda DelPopolo, Mark Halmo, and Eli Blinderman were elected to the Board.

Old Business:

Robert Galvin thanked Chuck Mucciolo for his work on the security system. Chuck noted that every time a person presses the clicker, it is logged in the database and is a maintenance issue; HOA was advised not to press clickers multiple times.

New Business:

There was a question on the number of foreclosures. Answer was 4 or 5.

There was a request for an agenda at every meeting.

There was a question on painting the flag pole. Clint is doing it for \$500.

It was determined that we cannot put any type of “Angie’s list” on our website and we can’t endorse vendors. Eric Malkin has a private list from COWBRA and people can call him for recommendations.

The meeting was adjourned at approximately 3:15 pm.

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

YOU CAN VOTE AT ANY TIME BY TURNING IN YOUR BALLOTS OR VOTING IN THE COMPUTER – SEE CHUCK

Minutes of Last Meeting

1. Request motion from the floor to approve minutes of last homeowners meeting held on March 6, 2011

Treasurers Report

Income and Expenses 2011

1. Total income for 2011 = \$89,106.82
2. Total expenses for 2011 = \$74,244.42
3. 2011 Positive/ Negative cash flow of \$ 14,862.40
4. December 31, 2011 Cash in Bank = \$42,146.52 which includes \$20,000.00 in the RESERVE fund.
 - a. Checking account = \$20,297.78
 - b. Savings account = \$31,858.74
5. Request motion from the floor to approve 2011 Income and Expense

Budget Estimate 2012

1. Budgeted income = \$84,000.00
2. Budget expense = \$84,000.00
3. Request motion from the floor to approve 2012 Estimate Budget.

Election for Three Open Board Positions

1. Nominees for the Board of Directors
 - a. The floor is open for nominees for the Board of Directors to address the members – 2 minutes brief statement.
2. At his time I ask if there are any members present who wish to be nominated to the Board of Directors.
3. Comments from nominees

Vote for nominees for the Board of Directors

Eli Blinderman
Linda Delpopolo
Mark Halmo
Bobbi Malkin

Proposal submitted by the Board

Decorative Street Signs – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Visitor turn-around – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

1. MOTION FROM THE FLOOR OF MEMBERS WHO HAVE NOT SUBMITTED A WRITTEN VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

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Election for Three Open Board Positions

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2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

1. MOTION FROM THE FLOOR OF MEMBERS WHO HAVE NOT SUBMITTED A WRITTEN VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Board of Directors Meeting
April 28, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, Larry Lofaro, and Eli Blinderman.

Opening Statement from the President: We want to keep maintaining the quality of our property and community. We want to save monies for the remaining aerators without drawing funds, since hurricane season will be coming up.

Mark asked Larry to find out if background checks could be done using a driver's license to keep down the effort and therefore the cost.; the fee cannot exceed \$200, even though it's a pass-through cost.

Treasurer's Report:

- YTD 2012: Total Income = \$35,432.58; Expense = \$30,294.13; Operating Income = \$5,147.41; Cash in Bank = \$42,989.53.
- Quickbooks shows an attorney fee from 2011 was paid, however the bank has no record of disbursement. The amount for two checks that will be reissued = \$1,999.59.
- There are 7 members with balances in excess of \$210; six of which are >\$420
- Robert proposed that we move forward with putting liens on properties. Eli will look into using a lien service first (fees are recoverable). If that is not an option, then Linda will draft and mail the necessary dunning letters and Eli will go the courthouse to file the liens.
- Linda proposed we accept the Treasurer's report and Larry seconded. Report was accepted.

ARC:

- Two forms were approved; both were for house painting
- Max Nameth accepted the position of Chairperson
- Robert suggested having a color palette for acceptable colors (then ARC form not necessary)
 - Max agreed to look into it

Robert entered a motion to have prospective homeowners follow the same screening process we use for renters. The motion was passed. Rob will follow up on changing the form to read "Homeowner / Renter".

Welcome:

- Teeny was present. Nothing to report.
- There is a new purchase on Cascade. When the Board receives an estoppel certificate, they will notify the Welcome committee chairperson.

Violations:

- New committee members present (Bill Sprigg, Mike, Chris Mason). Only 5 violations remain.
- Kip presented pictures of a home with cars parked in the driveway (parallel to the house). They are 5 feet from the hydrant but since they are in the driveway, the Board can do nothing.

Fine Enforcement:

- Need a 3rd person for the committee (Phil Kiline agreed to join),
- Per Phil, the form should read to forward to the Board and not to the committee.

Crime Watch:

- Nothing to report

Social:

- New chairperson needed. Robert will put an announcement on the website.

Mark stated that he will allow the homeowners to participate in meetings after the Board has roll call. Comments will be limited to two minutes each.

Lake Maintenance:

- Mike is picking up debris and coconuts; Keith is being paid. Mark will discuss with Keith to see if he will continue to get trash.
- Kip requested clarification of the monthly \$635 fee for the lake.

Landscaping:

- Rob mentioned the old whitefly damage at the entrance. Per Mark, it needs to be filled in. Hedge on lot 92 is the homeowner's and discussions have taken place. Homeowner does not want us to treat it.

Foreclosures:

- Eric Malkin will get a listing of current foreclosures in our neighborhood and give it to Mark Halmo.

Rentals:

- 9277 Lakeside: Larry made a motion to accept the application, Linda seconded. Motion passed.

Gate maintenance:

- We have gone 1 ½ years without a maintenance call.
- Kip and Eli will get estimates for painting of the gates.

Security:

- Chuck Mucciolo is working on getting bids to have the license plate camera cover two lanes.
- Kip will look into obtaining something to protect the pedestal.
- Mark will check on full-sized buses dropping children off inside the gates instead of outside and blocking the entranceway.

Old Business:

- Speed Bumps: The homeowners in attendance feel strongly about installing speed bumps, even though it was not passed by the "hand-vote" at the annual meeting, there is a possibility that the members who submitted paper ballots were in favor of it.
 - The Board does not have to have a majority vote by the homeowners on safety issues. It is the Board's job to keep the neighborhood safe.
 - Larry motioned to install the 3 proposed speed bumps. Linda seconded. Motion passed.

New Business:

- COWBRA – Eric reported there is a new charter school being proposed in West Boynton. It is a public school in a private community and our neighborhood will not benefit from it.
 - Eric needs direction from the Board in the next 2 months on how to vote in representing our community.
- Eric mentioned that "halfway houses" are being established in neighborhoods. We need to be aware that these are becoming prevalent.
- Eric suggested we establish an "Education Committee" in Boynton Waters. Eric will arrange a committee; Bill Sprigg will help get parents involved.

The minutes from the March Board meeting were approved. In the future we will approve previous minutes at the beginning of the Board meeting.

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed.

The meeting was adjourned at 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, May 19th, 2012 at 10 a.m. at the Hagen Ranch Library.**

Boynton Waters Board of Directors Meeting
May 19, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the April Board meeting; Robert seconded. Motion passed.

The floor was opened for questions from the homeowners:

1. Gay Williamson asked about the recent police activity on Thursday. Mark explained there was a robbery in a nearby neighborhood and they were in pursuit of the perpetrator.
2. Chuck Mucciolo requested we keep an eye out regarding the dead ficus in the neighborhood, and also mentioned the mailbox on Aqua Vista; the Violations team has already addressed it.

Mark acknowledged the folks in the community who have offered assistance with various items.

Treasurer's Report:

- YTD Total Income = \$38,183.21; Expenses = \$34,659.13; Operating Income = \$3,533.04
- Cash in bank 4/27/12 = \$44,221.81
- A second account (non-interest bearing) for rental deposits was opened
- Our checking account was moved to an interest bearing account
- Eli is assisting Rob with foreclosures (status, etc.)
- Linda made a motion to accept the report; Eli seconded; motion passed.

ARC:

- One form was received for house painting; Max said the colors were acceptable

Welcome:

- No representative

Violations:

- Safety issues are the committee's priority; some hedges appear to be safety issues (visibility)
- The committee drafted a letter to the homeowners regarding safety and hedges; it also included the official PBC code regarding hedges. Linda made a motion to approve the letters; Rob seconded. Motion passed. They will be sent to the homeowners.
- There was discussion on the "2nd" notice for violations. They will be sent by the committee. The Board notifies the homeowner that a fine will be imposed and the owner is given an opportunity for a hearing. The fine is \$100 per day per violation.
- The committee will revisit the outstanding violations during the first week in June. Then the appropriate 2nd notice letters will be sent.

Fine Enforcement:

- Nothing to report

Crime Watch:

- Last month a red pickup truck seen in the neighborhood at night was just Clint dropping off a proposal

Social:

- No representative

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin

- Lot 40 – Chuck has contacted the lawyer representing the bank. The bank is not maintaining the property so our HOA is doing so.
- Eli spoke with an attorney to represent us in liens. Retainer = \$1,000
- Motion to approve retaining the attorney (Linda); Robert seconded. Motion passed.

Speed Bumps:

- Mike Hanson getting estimate; Mark will follow up. Kip will handle if necessary.

Rentals:

- Lot 78 and Lot 54 have been rented
- Remotes on abandoned properties will be canceled on a case-by-case basis
- Discussion on background checks of potential buyers ended with a motion (Robert) to increase the background check fee to a flat \$200 so we can get checks on all adults. Eli seconded. Motion passed.
- Robert motioned to drop the driver's license requirement for the background check. Kip seconded. Motion passed.
- Eli will email local realtors requesting they go to our website for information

Lake Maintenance:

- Everything is fine

Landscaping:

- Louis patched the area on Aqua Vista per Mark's request
- North side of the development, East of Lakeside – the ficus is ours, and is dead. Mark recommended planting Eureka palms and is getting an estimate.
- Other plants on the North side are ruining the lake (acacia trees) – they are invasive. Mark will get estimate on removing them and planting Eureka there.

Gate maintenance:

- Kip will get estimates for painting of the gates.
- Kip suggested we start putting money aside in the budget for the motors / control boxes. They are the originals and it is \$13,000 to replace all of them.
- Bill Sprigg will call Stanley about our maintenance contract so they can come look at the belts.

Security:

- Chuck Mucciolo changed the lights so the cameras have adequate lighting.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

New Business:

- Kip and Eli will get a POW MIA flag for the entrance for memorial Day
-

Other Business:

- Chuck mentioned shaving the sidewalk due to it raising
- We should look into continuing the sidewalks around the corners

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:40 a.m.

The next Board of Directors meeting is scheduled:

Saturday, June 16th at 10:00 a.m. at the Hagen Ranch location

(Jog Road is opening 5/30 but is not yet accepting room reservations – the Secretary will inquire after they open)

Boynton Waters Board of Directors Meeting
July 21, 2012 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the May Board meeting; Mike seconded. Motion passed.

Treasurer's Report:

- Rob Galvin was not able to attend; there was no current report to review.
- Checks will be given to Rob upon his return.

ARC:

- Two requests for paint were approved.
- One new request for a fence is pending.

Welcome:

- No representative
- Eli contacted local realtors to refer them to our website. Realtors are supposed to provide clients with our documents.

Violations:

- A drive-around was performed yesterday.
- There are still some issues with mailboxes and roofs.
- The roof of the yellow mailbox needs to be painted; this will be addressed with the owner.
- Hedges:
 - If people are treating Ficus hedges for white-fly, they get 3 months to see if there is improvement; if not, they need to remove / replace hedge.
 - If a hedge is between 2 houses and we don't know who owns it, a letter will be sent to both homeowners.
 - Article 7 Section 2 states if they don't comply, the HOA can take action and charge the owner.
- Mark will get with Kip regarding the violations letter (upon his return)
- Mike Grigelis has stepped off of the committee. Bill Sprigg will assume the Chair; Mike Hanson will join the committee. We thank Mike Grigelis for his service as chair of the committee.
- We have an attorney working on foreclosures. Lot 40 has been abandoned.
- The Mucciolo's expressed concern regarding a home with bed frames on the privacy wall. There is also a car (which is believed to be unregistered) covered with a tattered cover. A violation letter will be sent.

Fine Enforcement:

- Upon Kip's return we will follow up on the 30 day letters.

Crime Watch:

- Nothing to report

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin
- We have an attorney working on foreclosures. Lot 40 has been abandoned. Eli is providing the attorney with all information.

Speed Bumps:

- Will be delivered from Traffic Safety Store.
- Seven bumps at a total cost of \$1,300.00

Lake Maintenance:

- An alligator has been in the neighborhood for 6 weeks, and is too close to people and animals. Eli has a case # and permit. Trapper (Richard Kramer) will come this week to trap it and remove it.
- Mike Hanson motioned to grant any homeowner the right to call for gator removal. Eli seconded. The number will be posted on the website.

Landscaping:

- The pump on the NE end of the property died. The intake screen collapsed. A new pump was installed.
- Palms on Aqua Vista treated by arborist (Zimmerman) @ \$665.00. They had fungus, fizzle-top and a manganese deficiency.
- A note will be posted on the website regarding fungus and white-fly.

Gate maintenance:

- The gates are fine

Banking:

- Eli investigated moving our bank accounts to a closer location. The PNC bank in The Fountains is a likely candidate. He will see if they can do direct deposit for HOA fees.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

Other Business:

- Mike and Eli will re-distribute the letter regarding the hedges that was previously sent.

Eli made a motion to adjourn; Mike seconded. Motion passed. Meeting adjourned 10:55 a.m.

The next Board of Directors meeting is scheduled:

Saturday, August 25th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
August 25, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the July Board meeting; Rob seconded. Motion passed.

Treasurer's Report:

- Report was distributed: 77 members are current, 15 are one month in arrears, 9 are in excess of \$210
- Banking: We are moving from BB&T to PNC
Board members were given forms for signature cards

ARC:

- One form was received and will be given to the Chair.

Violations:

- The violation letters went out. It was acknowledged that some issues which require contractors will take longer.
- Robert made a motion to designate Eli as an authorized signor for all legal documents on behalf of the Board. Linda seconded. Motion passed.
- Mark and Linda will draft a response to the letter from lot 39.

Fine Enforcement:

- Kip is on vacation; will address at next meeting

Crime Watch:

- Nothing to report

Speed Bumps:

- Were delivered. Weather permitting, will be installed in September.

Lake Maintenance:

- We will budget for phase 2 of the aerators for 2013

Landscaping:

- One of our irrigation pumps, piping, strainer was replaced for \$750

Security:

- Robert motioned to protect the gate keypad with a bollard post. Mike seconded. Bill Sprigg will look into getting the post.

Gate maintenance:

- We don't have a contract on the entry system (electrical)
- We will look into upgrading the DVR but will wait until the speed bump is installed under the gate.

Other Business:

- Remotes – we need to make a rule that old owners cannot hand over remotes to new owners.
- Gate house pc monitor – to be set up in the window for HOA info to be displayed. The forms on the website will be changed to read "New Resident". Eli will contact Chuck to change the forms.

Mike made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, September 22 at 10:00 a.m. at Boynton West library on Jog Road**

Boynton Waters Board of Directors Meeting
September 22, 2012 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the August Board meeting; Kip seconded. Motion passed.

Mark gave an update on the damage from the storm (Isaac):

- The weir had been raised when construction was performed on the canal. It was never re-set. Mark contacted Lake Worth Drainage Management and they came and re-set the weir. Mark got permission for us to re-set it if necessary.
- Three trees in the front were knocked over and have been staked
- The aerator on the South side was under water. Mark fixed it but it is loud and it needs an overhaul kit.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: We are not changing banks. BB&T bought Bank Atlantic; Rob banks at Bank Atlantic so it is no longer inconvenient.
Board members will need to get signature cards
- Larry asked a question regarding the amount of money in the bank; we have set aside monies for the road paving and we are still in hurricane season. For next year's budget we need to consider maintenance items, especially the gate as the warranty ends November 2013. We can renew that contract.
- Kip inquired if we should get a warranty on the entry panel. Mark replied that it is less expensive to maintain any issues as they arise as opposed to getting a warranty.
- Chuck Mucciolo suggested we add the sidewalk maintenance into the budget next year.
- Linda motioned to accept the treasurer's report; Larry seconded. Motion passed.

Foreclosures:

- Lot 40: The attorney shows that we can recover \$2,105.00; we can't recover more than 1 year of dues from the bank. The attorney fees are recoverable.
- Lot 84: We received a notice of foreclosure.
- We also received foreclosure documents that do not pertain to our neighborhood. Mark will notify the sender.
- Linda sent a response letter to Lot 39 regarding their outstanding HOA dues.

New Owners:

- Two homes will settle in October.

ARC:

- One form was approved to paint a mailbox that was in violation..

Violations:

- Thirteen letters went out and another walk-through was done, where 25 violations were noted.
- Six 14-day letters need to be sent.
- Lot 59 hedge – a letter did go out. We do not know if the hedge is being treated. The owners live out of state. Mark will contact the daughter to see if she can assist in the communication. If that does not work, Linda will write a 14-day letter and send.
- We need more violation forms. Kip has them and will give to Bill.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- The signs are up. They are larger than anticipated and we will decide at the next meeting which one we will take down.
- There was discussion on the number of speed bumps and if all of them were necessary. People living at the end of Aqua vista would have many speed bumps to go over. Linda motioned that we install only three speed bumps to start, one at the gate, one halfway down the common area, and one right before the turn on Aqua Vista. Larry seconded. Motion passed.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- Gate house pc monitor will come down.
- Larry reminded us that it is in the budget to have a professional do the holiday lights. Larry will call the company to get an estimate. Linda will assist.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:15 a.m.

The next Board of Directors meeting is scheduled:

Saturday, October 27th at 10:00 a.m. at Boynton West library on Jog Road

Boynton Waters Board of Directors Meeting
March 10, 2012 at 3:15 p.m.
Hagen Ranch Library

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Larry Lofaro, Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman.

Larry Lofaro chose to relinquish his role as President.

There was discussion regarding the various roles and responsibilities and the members agreed upon the following:

President – Mark Halmo

Vice President – Kip Brandup

Treasurer – Robert Galvin

Secretary – Linda DelPopolo

The meeting was adjourned at 3:50 p.m.

The next Board of Directors meeting is scheduled:

Saturday, April 21st, 2012 at 10 a.m. at the Hagen Ranch Library.

**Boynton Waters Board of Directors Meeting
October 27, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Michael Hansen, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Rob made a motion to approve the minutes from the September Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Violations:

- Discussion regarding shrubs, white fly and if further action need be taken
- It appeared that lot 59 requires further action, but the letters appeared to be helpful

Decorations:

- Three palm trees at the entrance were decorated.
- Questions were asked regarding the original quote, price – value and if any further decorations to the Gate and Gate house were to be included.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- Received many neighborhood complaints.
- Apparently the main speed culprits have moved out of the neighborhood.
- Delivery drivers continue to exceed speed limits.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- BBT has taken over Bank Atlantic Branches.
- Current Board Members are encouraged to sign the signature list at any BBT branch.

Rob made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:15 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, November 17th at 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
November 17, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Robert made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: Board members signed paperwork for signature cards and will each go to the bank to get registered.
- An estoppel was received with application and check for 9288 Watercourse.
- Eli motioned to accept the treasurer's report; Larry seconded. Motion passed.

Lot 40 update:

- Mark prepared two letters regarding the health and safety hazards on lot 40. One will go to PBC Dep't. of Planning, Zoning, & Building, and one to PBC Health department.
- Linda will mail the letters today.

Speed Bumps:

- There were some homeowners in attendance and the Board discussed the speed bumps with them. The homeowners expressed comments & concerns:
 - There was an objection that they were installed without prior communication to the community.
 - Communication is a separate topic. The Board has been chastised and the previous Communications director on the Board received threats for sending e-mails to some homeowners.
 - Most of the concerns were about the height and harshness of the bumps. Mark Halmo expressed that the Board agrees we need to change the type of speed bump, and that the speed bumps are necessary.
- .Robert stated there are two separate issues regarding the bumps:
 - Gate entry (put there to curtail tailgating)
 - Safety of Children
- The bump at the gate has slowed down the tailgating. Per Chuck Mucciolo, the bump at the gate doesn't impact the license plate camera view because the camera view is not that far (to the gate).
- The biggest issue is the type of speed bump that was chosen. Kip has researched smoother speed bumps that people can drive over at 15 to 20 mph, and not have to completely stop.
- Chuck requested that before the Board replaces the current speed bumps, that we test drive them.
- Larry Lofaro made a motion to leave the current speed bumps in place no longer than 90 days and replace them with less disruptive bumps. Robert seconded. Motion passed.
- We will put reflective tape on the current bumps
- There was a question regarding wheelchair access in the street and the speed bumps. As a gated community, we are not held to state or county regulations.

ARC:

- No applications have been received

Violations:

- Twenty-two minor violations were noted on the last visit. Out of those, 18 responded; 4 will get 2nd letters.
- The Board and committee members need to set an example and not be in violation.

Fine Enforcement:

- We need to fine repeat offenders. Bill Sprigg has a list of them.

Crime Watch:

- There was a girl rolling under the gate – she was the granddaughter of someone on Aqua Vista. Chuck spoke with them about the issue.

Gate :

- We need to reach out to the community to tell them that children can get a gate access code that will ring their cell phone so they can let themselves in.

Lake Maintenance:

- Lakes are fine.

Landscaping:

- Brown spot on Aqua Vista grass – Mark will speak with Louis from Coconut Palm.

Decorations:

- The holiday lights on the entrance signs are not lighting up – Kip & Eli will check the outlet.

Old Business:

- The weir has been adjusted by someone (not us). Mark will correct it and put a lock on it.

New Business:

- For the March Annual Homeowners meeting we will include a form asking owners if/ what they would like to be communicated via e-mail. We will tailor the individual communications based on the selections.
- We need to begin preparing the budget. For the next meeting we will discuss budgeting for the pedestrian gate.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:25 a.m.

The next Board of Directors meeting is scheduled:

Saturday, December 15th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
December 15, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Larry made a motion to approve the minutes from the November Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Lot 40 – our attorney filed the lien. We will wait 3 months and file a foreclosure against the bank.
- Larry motioned to accept the treasurer's report; Eli seconded. Motion passed.

Spiral White Fly:

- Spiral whitefly is infesting throughout the neighborhood.
- Treatment cost is not in our budget, however we will treat the common areas.
- We will communicate to the neighborhood to have residents treat their trees
- We receive 2 proposals; Liberty and Zimmerman. Liberty is \$400 more expensive but is guaranteed
- Mark will contact Liberty about becoming our standard contractor, also treating our Ficus hedge, which is currently treated by Pest-Smart at a cost of \$635/month. The intent is to get one provider for both at a better price.
- Larry motioned to move forward with Liberty for the Spiral White Fly treatment. Eli seconded. Motion passed.

Foreclosures:

- We received notice of foreclosure on Lot 38

Fence Repair:

- The section of fence (25 feet) by the canal needs replacing, as it is broken. It also is not up-to-code for height. J Garcia Fence Company gave a proposal to replace and repair using 6' fence (compliant with code). The cost is \$895.00.
- Larry motioned we accept the proposal; Eli seconded. Motion passed.
-

Speed Bumps / Humps:

- Kip presented 2-foot Traffic-calming Speed Humps to replace what we currently have. The cost is \$1,691.52.
- Larry made a motion for Kip to order the speed humps. Linda seconded. Motion passed.
- Mark has found a buyer for our old speed bumps.

ARC:

- Two applications for one resident for paint and landscaping were approved by the ARC.

Violations:

- Outside of abandoned properties, people have been responsive to the violation letters.

Crime Watch:

- Nothing to report.

Old Business:

- The aerator behind the Hanson's house needs to be replaced. Mark will look into ordering a new one.
- Lakes are low – we have a leak in the gate. Mark and Eli will try to clear the obstruction causing the leak.

New Business:

- Lot 49 – the garden is unkempt. The owner has received violations for other items and is also in arrears on HOA dues.
Mark and Linda will draft a letter to the owner (who does not occupy the home).
- Kip presented two different locks for a pedestrian gate, a key and a keyboard panel, and proposed for safety (especially children) that we install a pedestrian gate. Larry motioned to install a pedestrian gate with a budget not to exceed \$2,800.00. Robert seconded. One board member opposed. Majority vote and motion passed.

Larry made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:20 a.m.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

Boynton Waters Annual Home Owners' Meeting
March 10, 2012 at 2 p.m.
Hagen Ranch Library

Six members of the Board were present. There was a quorum of homeowners.

Eli Blinderman made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Linda DelPopolo seconded. Minutes were approved.

Rena Lane identified herself as a new member of the HOA.

Treasurer's Report for Year-End 2011:

Income = \$89,106.82

Expense = \$74,244.42

Cash Flow = \$14,862.40

Cash in bank =\$42,146.52 (including \$20k reserve):

Checking = \$20,297.78

Savings = \$31,858.74

Eric Malkin questioned if the balance of the electric for the gate was paid. Board response :
Yes.

Eli Blinderman made a motion to accept the Treasurer's Report. Mark Halmo seconded.
Treasurer's 2011 Report was approved.

2012 Budget:

\$84,000 income and (\$84,000) expense. Eric Malkin made a motion to approve the 2012 budget. Eli Blinderman seconded. Budget was approved.

Larry Lofaro thanked Chuck Mucciolo and Rob Uhrie for their service on the Board.

Outside of the ballot, there were no additional members to be nominated.

Proposals for Neighborhood Improvements:

Eric Malkin commented that Capital Improvements require 2/3 plus 1 of the members present.
Larry Lofaro asked if anyone had questions on each proposal.

Eric Malkin commented on the turnaround – specifically in regards to the permit and cost.

There was discussion regarding the design of a turnaround and an option for two lanes (visitor and homeowner); and the adding of a single gate arm and the settings to let cars through.

There was a question on why the proposals had to be Special Assessments for items like speed bumps which were inexpensive per household. The Board stated that they are not in the budget and are capital improvements. The Board also stated that these were not automatic assessments if the surplus could cover them. Rob Uhrie stated we have \$25k we could allocate toward capital improvements.

Chuck Mucciolo noted Article 5 Section 4 of our bylaws which states per Florida statute 720 we need 2/3 vote of the members present to pass the projects.

It was decided that the homeowners vote on the improvements today and vote on how to pay for them later. Mark Halmo clarified some facts on the aerators.

Results of hand vote on improvements:

Street Signs – did not pass

Turnaround – did not pass

Pedestrian gate – did not pass

Speed bumps – did not pass

Lake aerators – passed

Single gate arm – did not pass

Cost for the lake aerators is \$13k.

Results of Election of Board Members:

Linda DelPopolo, Mark Halmo, and Eli Blinderman were elected to the Board.

Old Business:

Robert Galvin thanked Chuck Mucciolo for his work on the security system. Chuck noted that every time a person presses the clicker, it is logged in the database and is a maintenance issue; HOA was advised not to press clickers multiple times.

New Business:

There was a question on the number of foreclosures. Answer was 4 or 5.

There was a request for an agenda at every meeting.

There was a question on painting the flag pole. Clint is doing it for \$500.

It was determined that we cannot put any type of “Angie’s list” on our website and we can’t endorse vendors. Eric Malkin has a private list from COWBRA and people can call him for recommendations.

The meeting was adjourned at approximately 3:15 pm.

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

YOU CAN VOTE AT ANY TIME BY TURNING IN YOUR BALLOTS OR VOTING IN THE COMPUTER – SEE CHUCK

Minutes of Last Meeting

1. Request motion from the floor to approve minutes of last homeowners meeting held on March 6, 2011

Treasurers Report

Income and Expenses 2011

1. Total income for 2011 = \$89,106.82
2. Total expenses for 2011 = \$74,244.42
3. 2011 Positive/ Negative cash flow of \$ 14,862.40
4. December 31, 2011 Cash in Bank = \$42,146.52 which includes \$20,000.00 in the reserve fund.
 - a. Checking account = \$20,297.78
 - b. Savings account = \$31,858.74
5. Request motion from the floor to approve 2011 Income and Expense

Budget Estimate 2012

1. Budgeted income = \$84,000.00
2. Budget expense = \$84,000.00
3. Request motion from the floor to approve 2012 Estimate Budget.

Election for Three Open Board Positions

1. Nominees for the Board of Directors
 - a. The floor is open for nominees for the Board of Directors to address the members – 2 minutes brief statement.
2. At his time I ask if there are any members present who wish to be nominated to the Board of Directors.
3. Comments from nominees

Vote for nominees for the Board of Directors

Eli Blinderman
Linda Delpopolo
Mark Halmo
Bobbi Malkin

Proposal submitted by the Board

Decorative Street Signs – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Visitor turn-around – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

1. MOTION FROM THE FLOOR OF MEMBERS WHO HAVE NOT SUBMITTED A WRITTEN VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

YOU CAN VOTE AT ANY TIME BY TURNING IN YOUR BALLOTS OR VOTING IN THE COMPUTER – SEE CHUCK

Minutes of Last Meeting

1. Request motion from the floor to approve minutes of last homeowners meeting held on March 6, 2011

Treasurers Report

Income and Expenses 2011

1. Total income for 2011 = \$89,106.82
2. Total expenses for 2011 = \$74,244.42
3. 2011 Positive/ Negative cash flow of \$ 14,862.40
4. December 31, 2011 Cash in Bank = \$42,146.52 which includes \$20,000.00 in the reserve fund.
 - a. Checking account = \$20,297.78
 - b. Savings account = \$31,858.74
5. Request motion from the floor to approve 2011 Income and Expense

Budget Estimate 2012

1. Budgeted income = \$84,000.00
2. Budget expense = \$84,000.00
3. Request motion from the floor to approve 2012 Estimate Budget.

Election for Three Open Board Positions

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3. Comments from nominees

Vote for nominees for the Board of Directors

Eli Blinderman
Linda Delpopolo
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Proposal submitted by the Board

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2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Visitor turn-around – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

1. MOTION FROM THE FLOOR OF MEMBERS WHO HAVE NOT SUBMITTED A WRITTEN VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Board of Directors Meeting
April 28, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, Larry Lofaro, and Eli Blinderman.

Opening Statement from the President: We want to keep maintaining the quality of our property and community. We want to save monies for the remaining aerators without drawing funds, since hurricane season will be coming up.

Mark asked Larry to find out if background checks could be done using a driver's license to keep down the effort and therefore the cost.; the fee cannot exceed \$200, even though it's a pass-through cost.

Treasurer's Report:

- YTD 2012: Total Income = \$35,432.58; Expense = \$30,294.13; Operating Income = \$5,147.41; Cash in Bank = \$42,989.53.
- Quickbooks shows an attorney fee from 2011 was paid, however the bank has no record of disbursement. The amount for two checks that will be reissued = \$1,999.59.
- There are 7 members with balances in excess of \$210; six of which are >\$420
- Robert proposed that we move forward with putting liens on properties. Eli will look into using a lien service first (fees are recoverable). If that is not an option, then Linda will draft and mail the necessary dunning letters and Eli will go the courthouse to file the liens.
- Linda proposed we accept the Treasurer's report and Larry seconded. Report was accepted.

ARC:

- Two forms were approved; both were for house painting
- Max Nameth accepted the position of Chairperson
- Robert suggested having a color palette for acceptable colors (then ARC form not necessary)
 - Max agreed to look into it

Robert entered a motion to have prospective homeowners follow the same screening process we use for renters. The motion was passed. Rob will follow up on changing the form to read "Homeowner / Renter".

Welcome:

- Teeny was present. Nothing to report.
- There is a new purchase on Cascade. When the Board receives an estoppel certificate, they will notify the Welcome committee chairperson.

Violations:

- New committee members present (Bill Sprigg, Mike, Chris Mason). Only 5 violations remain.
- Kip presented pictures of a home with cars parked in the driveway (parallel to the house). They are 5 feet from the hydrant but since they are in the driveway, the Board can do nothing.

Fine Enforcement:

- Need a 3rd person for the committee (Phil Kiline agreed to join),
- Per Phil, the form should read to forward to the Board and not to the committee.

Crime Watch:

- Nothing to report

Social:

- New chairperson needed. Robert will put an announcement on the website.

Mark stated that he will allow the homeowners to participate in meetings after the Board has roll call. Comments will be limited to two minutes each.

Lake Maintenance:

- Mike is picking up debris and coconuts; Keith is being paid. Mark will discuss with Keith to see if he will continue to get trash.
- Kip requested clarification of the monthly \$635 fee for the lake.

Landscaping:

- Rob mentioned the old whitefly damage at the entrance. Per Mark, it needs to be filled in. Hedge on lot 92 is the homeowner's and discussions have taken place. Homeowner does not want us to treat it.

Foreclosures:

- Eric Malkin will get a listing of current foreclosures in our neighborhood and give it to Mark Halmo.

Rentals:

- 9277 Lakeside: Larry made a motion to accept the application, Linda seconded. Motion passed.

Gate maintenance:

- We have gone 1 ½ years without a maintenance call.
- Kip and Eli will get estimates for painting of the gates.

Security:

- Chuck Mucciolo is working on getting bids to have the license plate camera cover two lanes.
- Kip will look into obtaining something to protect the pedestal.
- Mark will check on full-sized busses dropping children off inside the gates instead of outside and blocking the entranceway.

Old Business:

- Speed Bumps: The homeowners in attendance feel strongly about installing speed bumps, even though it was not passed by the "hand-vote" at the annual meeting, there is a possibility that the members who submitted paper ballots were in favor of it.
 - The Board does not have to have a majority vote by the homeowners on safety issues. It is the Board's job to keep the neighborhood safe.
 - Larry motioned to install the 3 proposed speed bumps. Linda seconded. Motion passed.

New Business:

- COWBRA – Eric reported there is a new charter school being proposed in West Boynton. It is a public school in a private community and our neighborhood will not benefit from it.
 - Eric needs direction from the Board in the next 2 months on how to vote in representing our community.
- Eric mentioned that "halfway houses" are being established in neighborhoods. We need to be aware that these are becoming prevalent.
- Eric suggested we establish an "Education Committee" in Boynton Waters. Eric will arrange a committee; Bill Sprigg will help get parents involved.

The minutes from the March Board meeting were approved. In the future we will approve previous minutes at the beginning of the Board meeting.

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed.

The meeting was adjourned at 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, May 19th, 2012 at 10 a.m. at the Hagen Ranch Library.**

Boynton Waters Board of Directors Meeting
May 19, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the April Board meeting; Robert seconded. Motion passed.

The floor was opened for questions from the homeowners:

1. Gay Williamson asked about the recent police activity on Thursday. Mark explained there was a robbery in a nearby neighborhood and they were in pursuit of the perpetrator.
2. Chuck Mucciolo requested we keep an eye out regarding the dead ficus in the neighborhood, and also mentioned the mailbox on Aqua Vista; the Violations team has already addressed it.

Mark acknowledged the folks in the community who have offered assistance with various items.

Treasurer's Report:

- YTD Total Income = \$38,183.21; Expenses = \$34,659.13; Operating Income = \$3,533.04
- Cash in bank 4/27/12 = \$44,221.81
- A second account (non-interest bearing) for rental deposits was opened
- Our checking account was moved to an interest bearing account
- Eli is assisting Rob with foreclosures (status, etc.)
- Linda made a motion to accept the report; Eli seconded; motion passed.

ARC:

- One form was received for house painting; Max said the colors were acceptable

Welcome:

- No representative

Violations:

- Safety issues are the committee's priority; some hedges appear to be safety issues (visibility)
- The committee drafted a letter to the homeowners regarding safety and hedges; it also included the official PBC code regarding hedges. Linda made a motion to approve the letters; Rob seconded. Motion passed. They will be sent to the homeowners.
- There was discussion on the "2nd notice" for violations. They will be sent by the committee. The Board notifies the homeowner that a fine will be imposed and the owner is given an opportunity for a hearing. The fine is \$100 per day per violation.
- The committee will revisit the outstanding violations during the first week in June. Then the appropriate 2nd notice letters will be sent.

Fine Enforcement:

- Nothing to report

Crime Watch:

- Last month a red pickup truck seen in the neighborhood at night was just Clint dropping off a proposal

Social:

- No representative

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin

- Lot 40 – Chuck has contacted the lawyer representing the bank. The bank is not maintaining the property so our HOA is doing so.
- Eli spoke with an attorney to represent us in liens. Retainer = \$1,000
- Motion to approve retaining the attorney (Linda); Robert seconded. Motion passed.

Speed Bumps:

- Mike Hanson getting estimate; Mark will follow up. Kip will handle if necessary.

Rentals:

- Lot 78 and Lot 54 have been rented
- Remotes on abandoned properties will be canceled on a case-by-case basis
- Discussion on background checks of potential buyers ended with a motion (Robert) to increase the background check fee to a flat \$200 so we can get checks on all adults. Eli seconded. Motion passed.
- Robert motioned to drop the driver's license requirement for the background check. Kip seconded. Motion passed.
- Eli will email local realtors requesting they go to our website for information

Lake Maintenance:

- Everything is fine

Landscaping:

- Louis patched the area on Aqua Vista per Mark's request
- North side of the development, East of Lakeside – the ficus is ours, and is dead. Mark recommended planting Eureka palms and is getting an estimate.
- Other plants on the North side are ruining the lake (acacia trees) – they are invasive. Mark will get estimate on removing them and planting Eureka there.

Gate maintenance:

- Kip will get estimates for painting of the gates.
- Kip suggested we start putting money aside in the budget for the motors / control boxes. They are the originals and it is \$13,000 to replace all of them.
- Bill Sprigg will call Stanley about our maintenance contract so they can come look at the belts.

Security:

- Chuck Mucciolo changed the lights so the cameras have adequate lighting.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

New Business:

- Kip and Eli will get a POW MIA flag for the entrance for memorial Day
-

Other Business:

- Chuck mentioned shaving the sidewalk due to it raising
- We should look into continuing the sidewalks around the corners

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:40 a.m.

The next Board of Directors meeting is scheduled:

Saturday, June 16th at 10:00 a.m. at the Hagen Ranch location

(Jog Road is opening 5/30 but is not yet accepting room reservations – the Secretary will inquire after they open)

Boynton Waters Board of Directors Meeting
July 21, 2012 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the May Board meeting; Mike seconded. Motion passed.

Treasurer's Report:

- Rob Galvin was not able to attend; there was no current report to review.
- Checks will be given to Rob upon his return.

ARC:

- Two requests for paint were approved.
- One new request for a fence is pending.

Welcome:

- No representative
- Eli contacted local realtors to refer them to our website. Realtors are supposed to provide clients with our documents.

Violations:

- A drive-around was performed yesterday.
- There are still some issues with mailboxes and roofs.
- The roof of the yellow mailbox needs to be painted; this will be addressed with the owner.
- Hedges:
 - If people are treating Ficus hedges for white-fly, they get 3 months to see if there is improvement; if not, they need to remove / replace hedge.
 - If a hedge is between 2 houses and we don't know who owns it, a letter will be sent to both homeowners.
 - Article 7 Section 2 states if they don't comply, the HOA can take action and charge the owner.
- Mark will get with Kip regarding the violations letter (upon his return)
- Mike Grigelis has stepped off of the committee. Bill Sprigg will assume the Chair; Mike Hanson will join the committee. We thank Mike Grigelis for his service as chair of the committee.
- We have an attorney working on foreclosures. Lot 40 has been abandoned.
- The Mucciolo's expressed concern regarding a home with bed frames on the privacy wall. There is also a car (which is believed to be unregistered) covered with a tattered cover. A violation letter will be sent.

Fine Enforcement:

- Upon Kip's return we will follow up on the 30 day letters.

Crime Watch:

- Nothing to report

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin
- We have an attorney working on foreclosures. Lot 40 has been abandoned. Eli is providing the attorney with all information.

Speed Bumps:

- Will be delivered from Traffic Safety Store.
- Seven bumps at a total cost of \$1,300.00

Lake Maintenance:

- An alligator has been in the neighborhood for 6 weeks, and is too close to people and animals. Eli has a case # and permit. Trapper (Richard Kramer) will come this week to trap it and remove it.
- Mike Hanson motioned to grant any homeowner the right to call for gator removal. Eli seconded. The number will be posted on the website.

Landscaping:

- The pump on the NE end of the property died. The intake screen collapsed. A new pump was installed.
- Palms on Aqua Vista treated by arborist (Zimmerman) @ \$665.00. They had fungus, fizzle-top and a manganese deficiency.
- A note will be posted on the website regarding fungus and white-fly.

Gate maintenance:

- The gates are fine

Banking:

- Eli investigated moving our bank accounts to a closer location. The PNC bank in The Fountains is a likely candidate. He will see if they can do direct deposit for HOA fees.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

Other Business:

- Mike and Eli will re-distribute the letter regarding the hedges that was previously sent.

Eli made a motion to adjourn; Mike seconded. Motion passed. Meeting adjourned 10:55 a.m.

The next Board of Directors meeting is scheduled:

Saturday, August 25th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
August 25, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the July Board meeting; Rob seconded. Motion passed.

Treasurer's Report:

- Report was distributed: 77 members are current, 15 are one month in arrears, 9 are in excess of \$210
- Banking: We are moving from BB&T to PNC
Board members were given forms for signature cards

ARC:

- One form was received and will be given to the Chair.

Violations:

- The violation letters went out. It was acknowledged that some issues which require contractors will take longer.
- Robert made a motion to designate Eli as an authorized signor for all legal documents on behalf of the Board. Linda seconded. Motion passed.
- Mark and Linda will draft a response to the letter from lot 39.

Fine Enforcement:

- Kip is on vacation; will address at next meeting

Crime Watch:

- Nothing to report

Speed Bumps:

- Were delivered. Weather permitting, will be installed in September.

Lake Maintenance:

- We will budget for phase 2 of the aerators for 2013

Landscaping:

- One of our irrigation pumps, piping, strainer was replaced for \$750

Security:

- Robert motioned to protect the gate keypad with a bollard post. Mike seconded. Bill Sprigg will look into getting the post.

Gate maintenance:

- We don't have a contract on the entry system (electrical)
- We will look into upgrading the DVR but will wait until the speed bump is installed under the gate.

Other Business:

- Remotes – we need to make a rule that old owners cannot hand over remotes to new owners.
- Gate house pc monitor – to be set up in the window for HOA info to be displayed. The forms on the website will be changed to read "New Resident". Eli will contact Chuck to change the forms.

Mike made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, September 22 at 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
September 22, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the August Board meeting; Kip seconded. Motion passed.

Mark gave an update on the damage from the storm (Isaac):

- The weir had been raised when construction was performed on the canal. It was never re-set. Mark contacted Lake Worth Drainage Management and they came and re-set the weir. Mark got permission for us to re-set it if necessary.
- Three trees in the front were knocked over and have been staked
- The aerator on the South side was under water. Mark fixed it but it is loud and it needs an overhaul kit.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: We are not changing banks. BB&T bought Bank Atlantic; Rob banks at Bank Atlantic so it is no longer inconvenient.
Board members will need to get signature cards
- Larry asked a question regarding the amount of money in the bank; we have set aside monies for the road paving and we are still in hurricane season. For next year's budget we need to consider maintenance items, especially the gate as the warranty ends November 2013. We can renew that contract.
- Kip inquired if we should get a warranty on the entry panel. Mark replied that it is less expensive to maintain any issues as they arise as opposed to getting a warranty.
- Chuck Mucciolo suggested we add the sidewalk maintenance into the budget next year.
- Linda motioned to accept the treasurer's report; Larry seconded. Motion passed.

Foreclosures:

- Lot 40: The attorney shows that we can recover \$2,105.00; we can't recover more than 1 year of dues from the bank. The attorney fees are recoverable.
- Lot 84: We received a notice of foreclosure.
- We also received foreclosure documents that do not pertain to our neighborhood. Mark will notify the sender.
- Linda sent a response letter to Lot 39 regarding their outstanding HOA dues.

New Owners:

- Two homes will settle in October.

ARC:

- One form was approved to paint a mailbox that was in violation..

Violations:

- Thirteen letters went out and another walk-through was done, where 25 violations were noted.
- Six 14-day letters need to be sent.
- Lot 59 hedge – a letter did go out. We do not know if the hedge is being treated. The owners live out of state. Mark will contact the daughter to see if she can assist in the communication. If that does not work, Linda will write a 14-day letter and send.
- We need more violation forms. Kip has them and will give to Bill.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- The signs are up. They are larger than anticipated and we will decide at the next meeting which one we will take down.
- There was discussion on the number of speed bumps and if all of them were necessary. People living at the end of Aqua vista would have many speed bumps to go over. Linda motioned that we install only three speed bumps to start, one at the gate, one halfway down the common area, and one right before the turn on Aqua Vista. Larry seconded. Motion passed.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- Gate house pc monitor will come down.
- Larry reminded us that it is in the budget to have a professional do the holiday lights. Larry will call the company to get an estimate. Linda will assist.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:15 a.m.

The next Board of Directors meeting is scheduled:

Saturday, October 27th at 10:00 a.m. at Boynton West library on Jog Road

Boynton Waters Board of Directors Meeting
March 10, 2012 at 3:15 p.m.
Hagen Ranch Library

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Larry Lofaro, Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman.

Larry Lofaro chose to relinquish his role as President.

There was discussion regarding the various roles and responsibilities and the members agreed upon the following:

President – Mark Halmo

Vice President – Kip Brandup

Treasurer – Robert Galvin

Secretary – Linda DelPopolo

The meeting was adjourned at 3:50 p.m.

The next Board of Directors meeting is scheduled:

Saturday, April 21st, 2012 at 10 a.m. at the Hagen Ranch Library.

**Boynton Waters Board of Directors Meeting
October 27, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Michael Hansen, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Rob made a motion to approve the minutes from the September Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Violations:

- Discussion regarding shrubs, white fly and if further action need be taken
- It appeared that lot 59 requires further action, but the letters appeared to be helpful

Decorations:

- Three palm trees at the entrance were decorated.
- Questions were asked regarding the original quote, price – value and if any further decorations to the Gate and Gate house were to be included.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- Received many neighborhood complaints.
- Apparently the main speed culprits have moved out of the neighborhood.
- Delivery drivers continue to exceed speed limits.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- BBT has taken over Bank Atlantic Branches.
- Current Board Members are encouraged to sign the signature list at any BBT branch.

Rob made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:15 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, November 17th at 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
November 17, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Robert made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: Board members signed paperwork for signature cards and will each go to the bank to get registered.
- An estoppel was received with application and check for 9288 Watercourse.
- Eli motioned to accept the treasurer's report; Larry seconded. Motion passed.

Lot 40 update:

- Mark prepared two letters regarding the health and safety hazards on lot 40. One will go to PBC Dep't. of Planning, Zoning, & Building, and one to PBC Health department.
- Linda will mail the letters today.

Speed Bumps:

- There were some homeowners in attendance and the Board discussed the speed bumps with them. The homeowners expressed comments & concerns:
 - There was an objection that they were installed without prior communication to the community.
 - Communication is a separate topic. The Board has been chastised and the previous Communications director on the Board received threats for sending e-mails to some homeowners.
 - Most of the concerns were about the height and harshness of the bumps. Mark Halmo expressed that the Board agrees we need to change the type of speed bump, and that the speed bumps are necessary.
- .Robert stated there are two separate issues regarding the bumps:
 - Gate entry (put there to curtail tailgating)
 - Safety of Children
- The bump at the gate has slowed down the tailgating. Per Chuck Mucciolo, the bump at the gate doesn't impact the license plate camera view because the camera view is not that far (to the gate).
- The biggest issue is the type of speed bump that was chosen. Kip has researched smoother speed bumps that people can drive over at 15 to 20 mph, and not have to completely stop.
- Chuck requested that before the Board replaces the current speed bumps, that we test drive them.
- Larry Lofaro made a motion to leave the current speed bumps in place no longer than 90 days and replace them with less disruptive bumps. Robert seconded. Motion passed.
- We will put reflective tape on the current bumps
- There was a question regarding wheelchair access in the street and the speed bumps. As a gated community, we are not held to state or county regulations.

ARC:

- No applications have been received

Violations:

- Twenty-two minor violations were noted on the last visit. Out of those, 18 responded; 4 will get 2nd letters.
- The Board and committee members need to set an example and not be in violation.

Fine Enforcement:

- We need to fine repeat offenders. Bill Sprigg has a list of them.

Crime Watch:

- There was a girl rolling under the gate – she was the granddaughter of someone on Aqua Vista. Chuck spoke with them about the issue.

Gate :

- We need to reach out to the community to tell them that children can get a gate access code that will ring their cell phone so they can let themselves in.

Lake Maintenance:

- Lakes are fine.

Landscaping:

- Brown spot on Aqua Vista grass – Mark will speak with Louis from Coconut Palm.

Decorations:

- The holiday lights on the entrance signs are not lighting up – Kip & Eli will check the outlet.

Old Business:

- The weir has been adjusted by someone (not us). Mark will correct it and put a lock on it.

New Business:

- For the March Annual Homeowners meeting we will include a form asking owners if/ what they would like to be communicated via e-mail. We will tailor the individual communications based on the selections.
- We need to begin preparing the budget. For the next meeting we will discuss budgeting for the pedestrian gate.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:25 a.m.

The next Board of Directors meeting is scheduled:

Saturday, December 15th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
December 15, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Larry made a motion to approve the minutes from the November Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Lot 40 – our attorney filed the lien. We will wait 3 months and file a foreclosure against the bank.
- Larry motioned to accept the treasurer's report; Eli seconded. Motion passed.

Spiral White Fly:

- Spiral whitefly is infesting throughout the neighborhood.
- Treatment cost is not in our budget, however we will treat the common areas.
- We will communicate to the neighborhood to have residents treat their trees
- We receive 2 proposals; Liberty and Zimmerman. Liberty is \$400 more expensive but is guaranteed
- Mark will contact Liberty about becoming our standard contractor, also treating our Ficus hedge, which is currently treated by Pest-Smart at a cost of \$635/month. The intent is to get one provider for both at a better price.
- Larry motioned to move forward with Liberty for the Spiral White Fly treatment. Eli seconded. Motion passed.

Foreclosures:

- We received notice of foreclosure on Lot 38

Fence Repair:

- The section of fence (25 feet) by the canal needs replacing, as it is broken. It also is not up-to-code for height. J Garcia Fence Company gave a proposal to replace and repair using 6' fence (compliant with code). The cost is \$895.00.
- Larry motioned we accept the proposal; Eli seconded. Motion passed.
-

Speed Bumps / Humps:

- Kip presented 2-foot Traffic-calming Speed Humps to replace what we currently have. The cost is \$1,691.52.
- Larry made a motion for Kip to order the speed humps. Linda seconded. Motion passed.
- Mark has found a buyer for our old speed bumps.

ARC:

- Two applications for one resident for paint and landscaping were approved by the ARC.

Violations:

- Outside of abandoned properties, people have been responsive to the violation letters.

Crime Watch:

- Nothing to report.

Old Business:

- The aerator behind the Hanson's house needs to be replaced. Mark will look into ordering a new one.
- Lakes are low – we have a leak in the gate. Mark and Eli will try to clear the obstruction causing the leak.

New Business:

- Lot 49 – the garden is unkempt. The owner has received violations for other items and is also in arrears on HOA dues.
Mark and Linda will draft a letter to the owner (who does not occupy the home).
- Kip presented two different locks for a pedestrian gate, a key and a keyboard panel, and proposed for safety (especially children) that we install a pedestrian gate. Larry motioned to install a pedestrian gate with a budget not to exceed \$2,800.00. Robert seconded. One board member opposed. Majority vote and motion passed.

Larry made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:20 a.m.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

Boynton Waters Annual Home Owners' Meeting
March 10, 2012 at 2 p.m.
Hagen Ranch Library

Six members of the Board were present. There was a quorum of homeowners.

Eli Blinderman made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Linda DelPopolo seconded. Minutes were approved.

Rena Lane identified herself as a new member of the HOA.

Treasurer's Report for Year-End 2011:

Income = \$89,106.82

Expense = \$74,244.42

Cash Flow = \$14,862.40

Cash in bank =\$42,146.52 (including \$20k reserve):

Checking = \$20,297.78

Savings = \$31,858.74

Eric Malkin questioned if the balance of the electric for the gate was paid. Board response :
Yes.

Eli Blinderman made a motion to accept the Treasurer's Report. Mark Halmo seconded.
Treasurer's 2011 Report was approved.

2012 Budget:

\$84,000 income and (\$84,000) expense. Eric Malkin made a motion to approve the 2012 budget. Eli Blinderman seconded. Budget was approved.

Larry Lofaro thanked Chuck Mucciolo and Rob Uhrie for their service on the Board.

Outside of the ballot, there were no additional members to be nominated.

Proposals for Neighborhood Improvements:

Eric Malkin commented that Capital Improvements require 2/3 plus 1 of the members present.
Larry Lofaro asked if anyone had questions on each proposal.

Eric Malkin commented on the turnaround – specifically in regards to the permit and cost.

There was discussion regarding the design of a turnaround and an option for two lanes (visitor and homeowner); and the adding of a single gate arm and the settings to let cars through.

There was a question on why the proposals had to be Special Assessments for items like speed bumps which were inexpensive per household. The Board stated that they are not in the budget and are capital improvements. The Board also stated that these were not automatic assessments if the surplus could cover them. Rob Uhrie stated we have \$25k we could allocate toward capital improvements.

Chuck Mucciolo noted Article 5 Section 4 of our bylaws which states per Florida statute 720 we need 2/3 vote of the members present to pass the projects.

It was decided that the homeowners vote on the improvements today and vote on how to pay for them later. Mark Halmo clarified some facts on the aerators.

Results of hand vote on improvements:

Street Signs – did not pass

Turnaround – did not pass

Pedestrian gate – did not pass

Speed bumps – did not pass

Lake aerators – passed

Single gate arm – did not pass

Cost for the lake aerators is \$13k.

Results of Election of Board Members:

Linda DelPopolo, Mark Halmo, and Eli Blinderman were elected to the Board.

Old Business:

Robert Galvin thanked Chuck Mucciolo for his work on the security system. Chuck noted that every time a person presses the clicker, it is logged in the database and is a maintenance issue; HOA was advised not to press clickers multiple times.

New Business:

There was a question on the number of foreclosures. Answer was 4 or 5.

There was a request for an agenda at every meeting.

There was a question on painting the flag pole. Clint is doing it for \$500.

It was determined that we cannot put any type of “Angie’s list” on our website and we can’t endorse vendors. Eric Malkin has a private list from COWBRA and people can call him for recommendations.

The meeting was adjourned at approximately 3:15 pm.

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

YOU CAN VOTE AT ANY TIME BY TURNING IN YOUR BALLOTS OR VOTING IN THE COMPUTER – SEE CHUCK

Minutes of Last Meeting

1. Request motion from the floor to approve minutes of last homeowners meeting held on March 6, 2011

Treasurers Report

Income and Expenses 2011

1. Total income for 2011 = \$89,106.82
2. Total expenses for 2011 = \$74,244.42
3. 2011 Positive/ Negative cash flow of \$ 14,862.40
4. December 31, 2011 Cash in Bank = \$42,146.52 which includes \$20,000.00 in the reserve fund.
 - a. Checking account = \$20,297.78
 - b. Savings account = \$31,858.74
5. Request motion from the floor to approve 2011 Income and Expense

Budget Estimate 2012

1. Budgeted income = \$84,000.00
2. Budget expense = \$84,000.00
3. Request motion from the floor to approve 2012 Estimate Budget.

Election for Three Open Board Positions

1. Nominees for the Board of Directors
 - a. The floor is open for nominees for the Board of Directors to address the members – 2 minutes brief statement.
2. At his time I ask if there are any members present who wish to be nominated to the Board of Directors.
3. Comments from nominees

Vote for nominees for the Board of Directors

Eli Blinderman
Linda Delpopolo
Mark Halmo
Bobbi Malkin

Proposal submitted by the Board

Decorative Street Signs – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Visitor turn-around – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

1. MOTION FROM THE FLOOR OF MEMBERS WHO HAVE NOT SUBMITTED A WRITTEN VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Homeowners Association, Inc.
Annual Homeowners Meeting and Board of Directors Meeting Agenda
Saturday, March 10, 2012 at the Library at 2:00 p.m.

Annual Homeowners Meeting

Call to Order

Determination of Quorum

1. Count Absentee Ballots
2. Count attending member
3. 28 members needed for quorum.

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1. Nominees for the Board of Directors
 - a. The floor is open for nominees for the Board of Directors to address the members – 2 minutes brief statement.
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Pedestrian Gate – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Speed bumps – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Lake Aerators – 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

Entrance single barrier arm control– 15 minutes total time

1. Discussions
2. OPEN TO THE FLOOR NO MORE THAN 2 MINUTES PER MEMBER

VOTE ON PROPOSALS

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 - a. ALL IN FAVOR
 - b. ALL AGAINST
2. SECRETARY FROM THE WRITTEN BALLOT
 - a. ALL IN FAVOR
 - b. ALL AGAINST
3. TOTAL OF VOTE
 - a. ALL IN FAVOR
 - b. ALL AGAINST
4. RESULT OF VOTE

Old Business

New Business

Adjournment

Questions and Comments

March Board of Directors Meeting

Call to Order

Roll Call

Minutes of Last Meeting

Treasurers Report

Reorganization

Election of Officers

Old Business

New Business

Adjournment

Boynton Waters Board of Directors Meeting
April 28, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, Larry Lofaro, and Eli Blinderman.

Opening Statement from the President: We want to keep maintaining the quality of our property and community. We want to save monies for the remaining aerators without drawing funds, since hurricane season will be coming up.

Mark asked Larry to find out if background checks could be done using a driver's license to keep down the effort and therefore the cost.; the fee cannot exceed \$200, even though it's a pass-through cost.

Treasurer's Report:

- YTD 2012: Total Income = \$35,432.58; Expense = \$30,294.13; Operating Income = \$5,147.41; Cash in Bank = \$42,989.53.
- Quickbooks shows an attorney fee from 2011 was paid, however the bank has no record of disbursement. The amount for two checks that will be reissued = \$1,999.59.
- There are 7 members with balances in excess of \$210; six of which are >\$420
- Robert proposed that we move forward with putting liens on properties. Eli will look into using a lien service first (fees are recoverable). If that is not an option, then Linda will draft and mail the necessary dunning letters and Eli will go the courthouse to file the liens.
- Linda proposed we accept the Treasurer's report and Larry seconded. Report was accepted.

ARC:

- Two forms were approved; both were for house painting
- Max Nameth accepted the position of Chairperson
- Robert suggested having a color palette for acceptable colors (then ARC form not necessary)
 - Max agreed to look into it

Robert entered a motion to have prospective homeowners follow the same screening process we use for renters. The motion was passed. Rob will follow up on changing the form to read "Homeowner / Renter".

Welcome:

- Teeny was present. Nothing to report.
- There is a new purchase on Cascade. When the Board receives an estoppel certificate, they will notify the Welcome committee chairperson.

Violations:

- New committee members present (Bill Sprigg, Mike, Chris Mason). Only 5 violations remain.
- Kip presented pictures of a home with cars parked in the driveway (parallel to the house). They are 5 feet from the hydrant but since they are in the driveway, the Board can do nothing.

Fine Enforcement:

- Need a 3rd person for the committee (Phil Kiline agreed to join),
- Per Phil, the form should read to forward to the Board and not to the committee.

Crime Watch:

- Nothing to report

Social:

- New chairperson needed. Robert will put an announcement on the website.

Mark stated that he will allow the homeowners to participate in meetings after the Board has roll call. Comments will be limited to two minutes each.

Lake Maintenance:

- Mike is picking up debris and coconuts; Keith is being paid. Mark will discuss with Keith to see if he will continue to get trash.
- Kip requested clarification of the monthly \$635 fee for the lake.

Landscaping:

- Rob mentioned the old whitefly damage at the entrance. Per Mark, it needs to fill in. Hedge on lot 92 is the homeowner's and discussions have taken place. Homeowner does not want us to treat it.

Foreclosures:

- Eric Malkin will get a listing of current foreclosures in our neighborhood and give it to Mark Halmo.

Rentals:

- 9277 Lakeside: Larry made a motion to accept the application, Linda seconded. Motion passed.

Gate maintenance:

- We have gone 1 ½ years without a maintenance call.
- Kip and Eli will get estimates for painting of the gates.

Security:

- Chuck Mucciolo is working on getting bids to have the license plate camera cover two lanes.
- Kip will look into obtaining something to protect the pedestal.
- Mark will check on full-sized busses dropping children off inside the gates instead of outside and blocking the entranceway.

Old Business:

- Speed Bumps: The homeowners in attendance feel strongly about installing speed bumps, even though it was not passed by the "hand-vote" at the annual meeting, there is a possibility that the members who submitted paper ballots were in favor of it.
 - The Board does not have to have a majority vote by the homeowners on safety issues. It is the Board's job to keep the neighborhood safe.
 - Larry motioned to install the 3 proposed speed bumps. Linda seconded. Motion passed.

New Business:

- COWBRA – Eric reported there is a new charter school being proposed in West Boynton. It is a public school in a private community and our neighborhood will not benefit from it.
 - Eric needs direction from the Board in the next 2 months on how to vote in representing our community.
- Eric mentioned that "halfway houses" are being established in neighborhoods. We need to be aware that these are becoming prevalent.
- Eric suggested we establish an "Education Committee" in Boynton Waters. Eric will arrange a committee; Bill Sprigg will help get parents involved.

The minutes from the March Board meeting were approved. In the future we will approve previous minutes at the beginning of the Board meeting.

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed.

The meeting was adjourned at 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, May 19th, 2012 at 10 a.m. at the Hagen Ranch Library.**

Boynton Waters Board of Directors Meeting
May 19, 2012 at 10:00 a.m.
Hagen Ranch Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the April Board meeting; Robert seconded. Motion passed.

The floor was opened for questions from the homeowners:

1. Gay Williamson asked about the recent police activity on Thursday. Mark explained there was a robbery in a nearby neighborhood and they were in pursuit of the perpetrator.
2. Chuck Mucciolo requested we keep an eye out regarding the dead ficus in the neighborhood, and also mentioned the mailbox on Aqua Vista; the Violations team has already addressed it.

Mark acknowledged the folks in the community who have offered assistance with various items.

Treasurer's Report:

- YTD Total Income = \$38,183.21; Expenses = \$34,659.13; Operating Income = \$3,533.04
- Cash in bank 4/27/12 = \$44,221.81
- A second account (non-interest bearing) for rental deposits was opened
- Our checking account was moved to an interest bearing account
- Eli is assisting Rob with foreclosures (status, etc.)
- Linda made a motion to accept the report; Eli seconded; motion passed.

ARC:

- One form was received for house painting; Max said the colors were acceptable

Welcome:

- No representative

Violations:

- Safety issues are the committee's priority; some hedges appear to be safety issues (visibility)
- The committee drafted a letter to the homeowners regarding safety and hedges; it also included the official PBC code regarding hedges. Linda made a motion to approve the letters; Rob seconded. Motion passed. They will be sent to the homeowners.
- There was discussion on the "2nd notice" for violations. They will be sent by the committee. The Board notifies the homeowner that a fine will be imposed and the owner is given an opportunity for a hearing. The fine is \$100 per day per violation.
- The committee will revisit the outstanding violations during the first week in June. Then the appropriate 2nd notice letters will be sent.

Fine Enforcement:

- Nothing to report

Crime Watch:

- Last month a red pickup truck seen in the neighborhood at night was just Clint dropping off a proposal

Social:

- No representative

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin

- Lot 40 – Chuck has contacted the lawyer representing the bank. The bank is not maintaining the property so our HOA is doing so.
- Eli spoke with an attorney to represent us in liens. Retainer = \$1,000
- Motion to approve retaining the attorney (Linda); Robert seconded. Motion passed.

Speed Bumps:

- Mike Hanson getting estimate; Mark will follow up. Kip will handle if necessary.

Rentals:

- Lot 78 and Lot 54 have been rented
- Remotes on abandoned properties will be canceled on a case-by-case basis
- Discussion on background checks of potential buyers ended with a motion (Robert) to increase the background check fee to a flat \$200 so we can get checks on all adults. Eli seconded. Motion passed.
- Robert motioned to drop the driver's license requirement for the background check. Kip seconded. Motion passed.
- Eli will email local realtors requesting they go to our website for information

Lake Maintenance:

- Everything is fine

Landscaping:

- Louis patched the area on Aqua Vista per Mark's request
- North side of the development, East of Lakeside – the ficus is ours, and is dead. Mark recommended planting Eureka palms and is getting an estimate.
- Other plants on the North side are ruining the lake (acacia trees) – they are invasive. Mark will get estimate on removing them and planting Eureka there.

Gate maintenance:

- Kip will get estimates for painting of the gates.
- Kip suggested we start putting money aside in the budget for the motors / control boxes. They are the originals and it is \$13,000 to replace all of them.
- Bill Sprigg will call Stanley about our maintenance contract so they can come look at the belts.

Security:

- Chuck Mucciolo changed the lights so the cameras have adequate lighting.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

New Business:

- Kip and Eli will get a POW MIA flag for the entrance for memorial Day
-

Other Business:

- Chuck mentioned shaving the sidewalk due to it raising
- We should look into continuing the sidewalks around the corners

Mark Halmo made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:40 a.m.

The next Board of Directors meeting is scheduled:

Saturday, June 16th at 10:00 a.m. at the Hagen Ranch location

(Jog Road is opening 5/30 but is not yet accepting room reservations – the Secretary will inquire after they open)

Boynton Waters Board of Directors Meeting
July 21, 2012 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Eli made a motion to approve the minutes from the May Board meeting; Mike seconded. Motion passed.

Treasurer's Report:

- Rob Galvin was not able to attend; there was no current report to review.
- Checks will be given to Rob upon his return.

ARC:

- Two requests for paint were approved.
- One new request for a fence is pending.

Welcome:

- No representative
- Eli contacted local realtors to refer them to our website. Realtors are supposed to provide clients with our documents.

Violations:

- A drive-around was performed yesterday.
- There are still some issues with mailboxes and roofs.
- The roof of the yellow mailbox needs to be painted; this will be addressed with the owner.
- Hedges:
 - If people are treating Ficus hedges for white-fly, they get 3 months to see if there is improvement; if not, they need to remove / replace hedge.
 - If a hedge is between 2 houses and we don't know who owns it, a letter will be sent to both homeowners.
 - Article 7 Section 2 states if they don't comply, the HOA can take action and charge the owner.
- Mark will get with Kip regarding the violations letter (upon his return)
- Mike Grigelis has stepped off of the committee. Bill Sprigg will assume the Chair; Mike Hanson will join the committee. We thank Mike Grigelis for his service as chair of the committee.
- We have an attorney working on foreclosures. Lot 40 has been abandoned.
- The Mucciolo's expressed concern regarding a home with bed frames on the privacy wall. There is also a car (which is believed to be unregistered) covered with a tattered cover. A violation letter will be sent.

Fine Enforcement:

- Upon Kip's return we will follow up on the 30 day letters.

Crime Watch:

- Nothing to report

Foreclosures:

- Mark has not received the listing of current foreclosures in our neighborhood from Eric Malkin
- We have an attorney working on foreclosures. Lot 40 has been abandoned. Eli is providing the attorney with all information.

Speed Bumps:

- Will be delivered from Traffic Safety Store.
- Seven bumps at a total cost of \$1,300.00

Lake Maintenance:

- An alligator has been in the neighborhood for 6 weeks, and is too close to people and animals. Eli has a case # and permit. Trapper (Richard Kramer) will come this week to trap it and remove it.
- Mike Hanson motioned to grant any homeowner the right to call for gator removal. Eli seconded. The number will be posted on the website.

Landscaping:

- The pump on the NE end of the property died. The intake screen collapsed. A new pump was installed.
- Palms on Aqua Vista treated by arborist (Zimmerman) @ \$665.00. They had fungus, fizzle-top and a manganese deficiency.
- A note will be posted on the website regarding fungus and white-fly.

Gate maintenance:

- The gates are fine

Banking:

- Eli investigated moving our bank accounts to a closer location. The PNC bank in The Fountains is a likely candidate. He will see if they can do direct deposit for HOA fees.
- Cameras were adjusted for glare; one camera is blurry – Chuck to follow up.

Other Business:

- Mike and Eli will re-distribute the letter regarding the hedges that was previously sent.

Eli made a motion to adjourn; Mike seconded. Motion passed. Meeting adjourned 10:55 a.m.

The next Board of Directors meeting is scheduled:

Saturday, August 25th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
August 25, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Mike Hanson, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the July Board meeting; Rob seconded. Motion passed.

Treasurer's Report:

- Report was distributed: 77 members are current, 15 are one month in arrears, 9 are in excess of \$210
- Banking: We are moving from BB&T to PNC
Board members were given forms for signature cards

ARC:

- One form was received and will be given to the Chair.

Violations:

- The violation letters went out. It was acknowledged that some issues which require contractors will take longer.
- Robert made a motion to designate Eli as an authorized signor for all legal documents on behalf of the Board. Linda seconded. Motion passed.
- Mark and Linda will draft a response to the letter from lot 39.

Fine Enforcement:

- Kip is on vacation; will address at next meeting

Crime Watch:

- Nothing to report

Speed Bumps:

- Were delivered. Weather permitting, will be installed in September.

Lake Maintenance:

- We will budget for phase 2 of the aerators for 2013

Landscaping:

- One of our irrigation pumps, piping, strainer was replaced for \$750

Security:

- Robert motioned to protect the gate keypad with a bollard post. Mike seconded. Bill Sprigg will look into getting the post.

Gate maintenance:

- We don't have a contract on the entry system (electrical)
- We will look into upgrading the DVR but will wait until the speed bump is installed under the gate.

Other Business:

- Remotes – we need to make a rule that old owners cannot hand over remotes to new owners.
- Gate house pc monitor – to be set up in the window for HOA info to be displayed. The forms on the website will be changed to read "New Resident". Eli will contact Chuck to change the forms.

Mike made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, September 22 at 10:00 a.m. at Boynton West library on Jog Road**

Boynton Waters Board of Directors Meeting
September 22, 2012 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Eli made a motion to approve the minutes from the August Board meeting; Kip seconded. Motion passed.

Mark gave an update on the damage from the storm (Isaac):

- The weir had been raised when construction was performed on the canal. It was never re-set. Mark contacted Lake Worth Drainage Management and they came and re-set the weir. Mark got permission for us to re-set it if necessary.
- Three trees in the front were knocked over and have been staked
- The aerator on the South side was under water. Mark fixed it but it is loud and it needs an overhaul kit.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: We are not changing banks. BB&T bought Bank Atlantic; Rob banks at Bank Atlantic so it is no longer inconvenient.
Board members will need to get signature cards
- Larry asked a question regarding the amount of money in the bank; we have set aside monies for the road paving and we are still in hurricane season. For next year's budget we need to consider maintenance items, especially the gate as the warranty ends November 2013. We can renew that contract.
- Kip inquired if we should get a warranty on the entry panel. Mark replied that it is less expensive to maintain any issues as they arise as opposed to getting a warranty.
- Chuck Mucciolo suggested we add the sidewalk maintenance into the budget next year.
- Linda motioned to accept the treasurer's report; Larry seconded. Motion passed.

Foreclosures:

- Lot 40: The attorney shows that we can recover \$2,105.00; we can't recover more than 1 year of dues from the bank. The attorney fees are recoverable.
- Lot 84: We received a notice of foreclosure.
- We also received foreclosure documents that do not pertain to our neighborhood. Mark will notify the sender.
- Linda sent a response letter to Lot 39 regarding their outstanding HOA dues.

New Owners:

- Two homes will settle in October.

ARC:

- One form was approved to paint a mailbox that was in violation..

Violations:

- Thirteen letters went out and another walk-through was done, where 25 violations were noted.
- Six 14-day letters need to be sent.
- Lot 59 hedge – a letter did go out. We do not know if the hedge is being treated. The owners live out of state. Mark will contact the daughter to see if she can assist in the communication. If that does not work, Linda will write a 14-day letter and send.
- We need more violation forms. Kip has them and will give to Bill.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- The signs are up. They are larger than anticipated and we will decide at the next meeting which one we will take down.
- There was discussion on the number of speed bumps and if all of them were necessary. People living at the end of Aqua vista would have many speed bumps to go over. Linda motioned that we install only three speed bumps to start, one at the gate, one halfway down the common area, and one right before the turn on Aqua Vista. Larry seconded. Motion passed.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- Gate house pc monitor will come down.
- Larry reminded us that it is in the budget to have a professional do the holiday lights. Larry will call the company to get an estimate. Linda will assist.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:15 a.m.

The next Board of Directors meeting is scheduled:

Saturday, October 27th at 10:00 a.m. at Boynton West library on Jog Road

Boynton Waters Board of Directors Meeting
March 10, 2012 at 3:15 p.m.
Hagen Ranch Library

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Larry Lofaro, Mark Halmo, Kip Brandup, Robert Galvin, Linda DelPopolo, and Eli Blinderman.

Larry Lofaro chose to relinquish his role as President.

There was discussion regarding the various roles and responsibilities and the members agreed upon the following:

President – Mark Halmo

Vice President – Kip Brandup

Treasurer – Robert Galvin

Secretary – Linda DelPopolo

The meeting was adjourned at 3:50 p.m.

The next Board of Directors meeting is scheduled:

Saturday, April 21st, 2012 at 10 a.m. at the Hagen Ranch Library.

**Boynton Waters Board of Directors Meeting
October 27, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Michael Hansen, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Rob made a motion to approve the minutes from the September Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Violations:

- Discussion regarding shrubs, white fly and if further action need be taken
- It appeared that lot 59 requires further action, but the letters appeared to be helpful

Decorations:

- Three palm trees at the entrance were decorated.
- Questions were asked regarding the original quote, price – value and if any further decorations to the Gate and Gate house were to be included.

Fine Enforcement:

- No fines have been imposed yet.

Crime Watch:

- Nothing to report

Speed Bumps:

- Received many neighborhood complaints.
- Apparently the main speed culprits have moved out of the neighborhood.
- Delivery drivers continue to exceed speed limits.

Lake Maintenance:

- Lakes are fine. The grass in the lakes was coming from the neighboring community. Mark contacted the property manager and the issue has been resolved.

Landscaping:

- No issues

Security:

- Bill Sprigg got a quote on the bollard post. We need to be aware of the conduit for the entry system up against the curb (if we choose to install one).

Other Business:

- BBT has taken over Bank Atlantic Branches.
- Current Board Members are encouraged to sign the signature list at any BBT branch.

Rob made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:15 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, November 17th at 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
November 17, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DelPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Robert made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Banking: Board members signed paperwork for signature cards and will each go to the bank to get registered.
- An estoppel was received with application and check for 9288 Watercourse.
- Eli motioned to accept the treasurer's report; Larry seconded. Motion passed.

Lot 40 update:

- Mark prepared two letters regarding the health and safety hazards on lot 40. One will go to PBC Dep't. of Planning, Zoning, & Building, and one to PBC Health department.
- Linda will mail the letters today.

Speed Bumps:

- There were some homeowners in attendance and the Board discussed the speed bumps with them. The homeowners expressed comments & concerns:
 - There was an objection that they were installed without prior communication to the community.
 - Communication is a separate topic. The Board has been chastised and the previous Communications director on the Board received threats for sending e-mails to some homeowners.
 - Most of the concerns were about the height and harshness of the bumps. Mark Halmo expressed that the Board agrees we need to change the type of speed bump, and that the speed bumps are necessary.
- .Robert stated there are two separate issues regarding the bumps:
 - Gate entry (put there to curtail tailgating)
 - Safety of Children
- The bump at the gate has slowed down the tailgating. Per Chuck Mucciolo, the bump at the gate doesn't impact the license plate camera view because the camera view is not that far (to the gate).
- The biggest issue is the type of speed bump that was chosen. Kip has researched smoother speed bumps that people can drive over at 15 to 20 mph, and not have to completely stop.
- Chuck requested that before the Board replaces the current speed bumps, that we test drive them.
- Larry Lofaro made a motion to leave the current speed bumps in place no longer than 90 days and replace them with less disruptive bumps. Robert seconded. Motion passed.
- We will put reflective tape on the current bumps
- There was a question regarding wheelchair access in the street and the speed bumps. As a gated community, we are not held to state or county regulations.

ARC:

- No applications have been received

Violations:

- Twenty-two minor violations were noted on the last visit. Out of those, 18 responded; 4 will get 2nd letters.
- The Board and committee members need to set an example and not be in violation.

Fine Enforcement:

- We need to fine repeat offenders. Bill Sprigg has a list of them.

Crime Watch:

- There was a girl rolling under the gate – she was the granddaughter of someone on Aqua Vista. Chuck spoke with them about the issue.

Gate :

- We need to reach out to the community to tell them that children can get a gate access code that will ring their cell phone so they can let themselves in.

Lake Maintenance:

- Lakes are fine.

Landscaping:

- Brown spot on Aqua Vista grass – Mark will speak with Louis from Coconut Palm.

Decorations:

- The holiday lights on the entrance signs are not lighting up – Kip & Eli will check the outlet.

Old Business:

- The weir has been adjusted by someone (not us). Mark will correct it and put a lock on it.

New Business:

- For the March Annual Homeowners meeting we will include a form asking owners if/ what they would like to be communicated via e-mail. We will tailor the individual communications based on the selections.
- We need to begin preparing the budget. For the next meeting we will discuss budgeting for the pedestrian gate.

Larry made a motion to adjourn; Linda seconded. Motion passed. Meeting adjourned 11:25 a.m.

The next Board of Directors meeting is scheduled:

Saturday, December 15th at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
December 15, 2012 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Larry Lofaro, Rob Galvin, and Eli Blinderman. The meeting was called to order at 10:05 a.m.

Larry made a motion to approve the minutes from the November Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Lot 40 – our attorney filed the lien. We will wait 3 months and file a foreclosure against the bank.
- Larry motioned to accept the treasurer's report; Eli seconded. Motion passed.

Spiral White Fly:

- Spiral whitefly is infesting throughout the neighborhood.
- Treatment cost is not in our budget, however we will treat the common areas.
- We will communicate to the neighborhood to have residents treat their trees
- We receive 2 proposals; Liberty and Zimmerman. Liberty is \$400 more expensive but is guaranteed
- Mark will contact Liberty about becoming our standard contractor, also treating our Ficus hedge, which is currently treated by Pest-Smart at a cost of \$635/month. The intent is to get one provider for both at a better price.
- Larry motioned to move forward with Liberty for the Spiral White Fly treatment. Eli seconded. Motion passed.

Foreclosures:

- We received notice of foreclosure on Lot 38

Fence Repair:

- The section of fence (25 feet) by the canal needs replacing, as it is broken. It also is not up-to-code for height. J Garcia Fence Company gave a proposal to replace and repair using 6' fence (compliant with code). The cost is \$895.00.
- Larry motioned we accept the proposal; Eli seconded. Motion passed.
-

Speed Bumps / Humps:

- Kip presented 2-foot Traffic-calming Speed Humps to replace what we currently have. The cost is \$1,691.52.
- Larry made a motion for Kip to order the speed humps. Linda seconded. Motion passed.
- Mark has found a buyer for our old speed bumps.

ARC:

- Two applications for one resident for paint and landscaping were approved by the ARC.

Violations:

- Outside of abandoned properties, people have been responsive to the violation letters.

Crime Watch:

- Nothing to report.

Old Business:

- The aerator behind the Hanson's house needs to be replaced. Mark will look into ordering a new one.
- Lakes are low – we have a leak in the gate. Mark and Eli will try to clear the obstruction causing the leak.

New Business:

- Lot 49 – the garden is unkempt. The owner has received violations for other items and is also in arrears on HOA dues.
Mark and Linda will draft a letter to the owner (who does not occupy the home).
- Kip presented two different locks for a pedestrian gate, a key and a keyboard panel, and proposed for safety (especially children) that we install a pedestrian gate. Larry motioned to install a pedestrian gate with a budget not to exceed \$2,800.00. Robert seconded. One board member opposed. Majority vote and motion passed.

Larry made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 11:20 a.m.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
January 9, 2013 at 7:00 p.m.
9313 Watercourse Way**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, and Eli Blinderman. The meeting was called to order at 7:05 pm.

Eli made a motion to approve the minutes from the December Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Three members are over \$1,000 in past dues.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Discuss projects to present at March HOA meeting:

- The weir needs to be repaired as it is leaking. It is causing the lake to be low. This could cost upward of \$10k. Mark is getting proposals from contractors who have previously done work for Lake Worth Drainage District. This is outside of the budget. Depending on the cost, we may not have the available 'extra' funds. We may have to assess or increase the quarterly dues to build the surplus back up. This will be revisited when we get the weir estimates.

Items outside of the budget:

- Fence repair
- Weir
- Gate motors
- Pumps
- Spiral White Fly treatment

Communication re: the upcoming HOA meeting:

- Mark and Linda will draft a letter stating past accomplishments and future items that the Board is addressing.
- Communicate the cost of the weir as soon as we get estimates back.
- We are currently solvent which attracts people to our neighborhood. Many neighborhoods are not solvent due to the economic condition.

Current Projects:

- Pedestrian gate – in progress. The contractor will sink posts into the concrete. Eli and Kip are working on the magnetic lock so that the gate automatically shuts tight.
- Speed Humps – in progress. The new ones have arrived and we need to remove the old bumps (this weekend)
- Additional note: Robert suggested we include an update form for the resident information in the mailing for the March meeting (update email, phone, if they want to receive email communication, etc.).

ARC:

- One form for a driveway update was approved by the ARC.

Violations:

- There are only 5 non-responders. The 14 day letters will go out. Chuck will get the letter to Linda.

Welcome Committee:

- There is no current Welcome Committee. Eli will contact new homeowners to welcome them and see if they have any questions and ensure they are aware of the website.
- Eli will maintain the file of estoppels and certificates of approval, and closing information.

New Business:

- Three seats are up for election in march (Larry, Robert, and Kip)
- Linda will send a letter to the homeowners regarding this.

Linda made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 8:45 pm.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
February 2, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Robert made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Process for managing applications for purchase / rental:

- Eli is the point person; he will collect the applications and give them to Mark. Mark will order the background check.
- The paperwork will be secured in a locked file box to protect privacy.

Wier:

- Murray Logan Construction gave a proposal to inspect, clean (send a diver into the wier area), and fit a wheel: \$660.00. They can do this a week from Wednesday (2/13).
- Robert motioned to accept the proposal, Eli seconded. Motion passed.
- Linda will include a notice to the homeowners to keep watering to a minimum so that we can build the lake back up with retention.

Sidewalk Cleaning:

- Pressure Star will provide the service with the same price as last year.
- Eli motioned to accept the proposal; Linda seconded. Motion passed.

Renter question:

- A current owner is behind on dues. The tenant would like to pay the maintenance dues and be responsible for the property bills; this would be deducted from the rent. Mark will follow up.

Landscaping:

- The front hedge was treated 30 days ago. The vendor will re-inspect and re-treat if necessary (per the contract).
- The palms were treated for spiral white fly.
- Linda will again request in her community email for people to treat their trees.

Speed Bumps / Humps:

- The final humps will be installed next week. Kip noted that people are slowing down.
- There was discussion around the effectiveness of the new speed humps. Some board members do not think the new humps are effective. Mark suggested Mike put together ideas and facts to present at the March Annual meeting.
- Linda will include in her community e-mail a request for people to drive the speed limit.

ARC:

- One screened-in lanai was approved by the ARC.
- One submission for paint has not yet been approved (waiting on paint samples)
- Mike suggested we present color palates that are pre-approved. Anything outside of those palates would need ARC approval.
- Mike motioned he will present pallets to the board for approval at the March meeting. Eli seconded. Two opposed. Motion passed.

Violations:

- There is only one issue not being addressed (Lot 40).

Pedestrian Gate:

- Was installed yesterday. The cement has to cure for 3 days. The preliminary wiring is in. The keypad will have 4-digit codes.
- Kip will ask if it locks a person out after a number of wrong attempts at entering the code.
- Robert motioned that Mike will present a numbering convention at the March meeting. Each member will get their code at the meeting. Eli seconded. Motion passed.

New Business:

- Voting in the upcoming meeting – Robert will get the list of homeowners to Linda showing who is and is not current on dues.
- There was discussion around if late fees forgiven for voting purposes. Some owners do not pay the late fees but do catch up on their dues. Mike motioned that if the homeowner is current on their dues (regardless of late fees) that they can vote. Robert seconded; motion passed.
- A resident commented that the island has some dead plants, and also it is very dark at night near the gate house. Eli will check on the lights.

Eli made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

The next Board of Directors meeting is scheduled:

Saturday, March 16, 10:00 a.m. at Boynton West library on Jog Road

This will be the annual HOA member meeting.

Boynton Waters Annual Home Owners' Meeting
March 16, 2013 at 10 a.m.
Boynton West Library

All seven members of the Board were present. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Brief statements were made by the candidates who were present.

Larry Berdoll made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Eric Malkin seconded. Minutes were approved.

Treasurer's Report for Year-End 2012:

Bank balances were presented. There was a question on the number of bank accounts. We have three (the third is for rental escrow).

Eric Malkin made a motion to accept the Treasurer's Report. Heidi Somers seconded. Treasurer's 2012 Report was approved.

2013 Budget:

The budget was presented.

There was a question on paving expense. It is included in the budget.

There was a question on upgrading the security system. We have a surplus in the budget and if need be can use it for the security system. Additional conversation on the security system:

- Robert explained how to view the gate access camera
- We will issue fines to people for sliding under the gate
- Mark will look into if there is any way to stop people from sliding under the gate.

Mark explained that we were fortunate that no overhaul on the weir was needed, as it could have been very expensive (\$15k to \$25k). We own the structure. It was decided that we need more than one person to know how to operate the weir.

Eric Malkin made a motion to approve the 2013 budget. Phil Kline seconded. Budget was approved.

Membership suggestions for projects / neighborhood issues:

1). Traffic light at Jog road:

Three surveys were performed in the recent past. The county is not going to put a light there. Eric Malkin stated that when the shopping center goes in on the Northeast Corner of Jog and Boynton Beach Blvd, that they will put a light at The Fountains; perhaps at that time we can get a light due to the increased traffic.

2). Roof cleaning- can we send notices again? Yes – Violations committee will.

3). Can we have an interview process for prospective new buyers? This would be to ensure we have “like-minded people” moving into the community. The response was that we do have a process in place with background checks; it is effective.

4). Can we extend the sidewalks for safety reasons? The Board will look into it.
In addition – cars parked on the sidewalk need to be addressed. We will address the habitual offenders; perhaps use the violation stickers.

5). There are dead bushes in the entrance island. Mark will have landscapers replace them.

6). Hedge heights in community need to be addressed if they are safety issues. The violations committee did review the hedge safety before. Will revisit.

7). Upgrade the street signs to DOT standards:
Eric made a motion to look into spending no more than \$5k on new street signs and stop signs. Chuck Mucciolo seconded. There was a membership vote and the motion was opposed.

8). Kip would like to put two more lights on Aqua Vista. Eric motioned to look into the lighting. Mrs. Blinderman seconded. There was a membership vote – motion opposed.

Results of Election of Board Members:

Kip Brandrup, Robert Galvin, Sandy Duckman, and Mike Hansen were elected to the Board.

Old Business:

None.

New Business:

There was an LP attempting to purchase a home in our neighborhood. Our bylaws and declarations state our homes are specifically single family. We refused the LP.

Eric stated there is no case law so we need to find a way around this. The Federal Gov't can override us. Eric has done research – the Board will review Eric's findings with him as soon as possible.

Heidi stated it is dark at the guard house. Eli will look into the lighting.

Eric made a motion to adjourn; Larry Berdoll seconded. The meeting was adjourned at approximately 11:30 am.

**Boynton Waters Board of Directors Meeting
March 16, 2013 at 11:45 a.m.
Hagen Ranch Library**

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Mark Halmo, Robert Galvin, Linda DelPopolo, Sandy Duckman, and Eli Blinderman.

Robert nominated Mark to remain as President. Linda seconded. Mark accepted the title.

There was discussion regarding the various roles and responsibilities and Robert motioned to keep the structure of the Board as it was:

President – Mark Halmo

Vice President – Kip Brandup

Treasurer – Robert Galvin

Secretary – Linda DelPopolo

Mark seconded. Motion passed.

Sandy will take on looking into getting us zoned for Park Vista School. If we get zoned for park vista, our property values will increase.

Eli made a motion to adjourn; Sandy seconded.

The meeting was adjourned at 12:15 p.m.

**The next Board of Directors meeting is scheduled:
Saturday, April 20th, 2013 at 10 a.m. at the West Boynton Library.**

Boynton Waters Board of Directors Meeting
May 11, 2013 at 10:00 a.m.
Boynton West Library

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the April Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed. Three members are behind on dues. Lot 66 paid all but \$35 of their outstanding dues. Lot 78 needs to be current before it can re-rent. Eli will talk with the owner to let him know he needs to be current on his dues or he cannot rent the home.
- We need to make sure that there are no outstanding fines when we fill out the estoppel letters.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 has been found in violation of the health code. Additional discussion:
 - The property manager for the bank is handling it. They need to drain & cover the pool, etc. BOA has not filed for foreclosure. We have been paying Luis to maintain the front but the grass appears dead. There is no power at the house, no sprinklers, etc. We as a community have placed a lien on the property. We can foreclose on it but then BOA can come after us for the note on the property.
 - If the foreclose, BOA is only responsible for paying one year for outstanding HOA dues.
 - Mark and Mike will research filing civil action (small claims court) against the note holder.
 - We may need to call a special homeowners' meeting to have the community decide how we want to handle this situation.
- New Tenants: Lot #4 was approved
- Sales: Lot #27 moving in this month; Lot #84 moved in (release of the lien was filed)

Schools:

- It was suggested that we are now designated for Park Vista. Please verify with PBC School District.

Speed Bumps / Humps:

- The sign in the shrubbery on the left will be removed

Lakes & Aerators:

- The aerator has been replaced. The spare motor has been fixed.

ARC:

- One application was received to be signed..

Violations:

- Committee has been re-formed. Ros Kline, Lynn bedroll, Chuck Mucciolo
- "Community Standards" committee is the real spirit of the committee
- Submitted 2 violations beyond 30 days. Board (& fines committee) must act on them.
- The Board issues the letter. Mike H. will follow up on procedure.
- Need another person for the fines committee (currently Bill Sprigg and Ursula)
- Chuck suggested for car parking violations, we make a notation that they are to be corrected immediately.
- There was discussion around lot 39, which has a vehicle with expired tags and is up on jacks in the driveway. Mark will discuss with the homeowner.

Crime Watch:

- Nothing to report

Pedestrian Gate:

- The children's bus stop has not been moved. Mark will follow up.
- People don't know there is a green button by the gate. Kip will get a small sign.
- We need to do a notification to each resident, with their personal gate code. Mark and Linda will follow up.
- Can we put something under the gate to limit space below, so that people don't have room to slide under the gates?

Security Cameras:

- Mike Hansen suggested we upgrade the license plate camera or recorder to get better images.
- We want to capture the license plate on both sides of the entry drive; need a 2nd camera.
- Also upgrade the DVR to handle all the cameras.

New Business:

- Sidewalk grinding is needed in a few places to smooth out where people can trip.
- The hedge is being treated – is the vendor using strong enough concentration of chemicals? Mark is getting Liberty to respond via e-mail. They are contracted for 6 months (through August) so we need to ensure the whitefly is under control. If we don't see progress we will not renew the contract.
- Sidewalk corners – Do we want to extend the sidewalks to the street? We can call a special meeting to vote on it; we are NOT required to do it. Mike and Eric will look into if they were in the original plans.
- We are billing FedEx for the gate damage and replacement motor.
- Kip is waiting on bids for the summer plantings. Not Impatiens. But other flowering plants.
- The pedestrian gate came in under budget.

Sandy made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned.

**The next Board of Directors meeting is scheduled:
Saturday, June 22, 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
June 22, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the May Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-six members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013), and 6 members owe 1 quarter (2013).
- We refunded one renter deposit and received another.
- Lot 40 is still in limbo as the bank (BOA) has not filed foreclosure. The grass is dead and Mark will ask Luis to stop doing the lawn and just trim hedges as needed. We can only recoup 1 year of HOA dues. The pool was covered but the cover caved in and water got in again. Eli will call the county to get the pool drained and re-covered.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Violations:

- Four violations were submitted to the Board for 14 day letters (Lot 39, 49, 55, 78)
- Lot 78 needs roof cleaned and house painted. Robert motioned we send a 14 day letter to Lot 78 owner. Eli seconded. Motion passed. If the homeowner objects, he can schedule a hearing at the next Board meeting.
- Lot 55 needs the roof cleaned and has been notified several times. Mark will speak with the homeowner first before we send a 14 day letter.
- Lot 49 needs the roof done, the house is in disrepair, the lawn and driveway need cleaning up. Kip will talk with the owner before we send a 14 day letter.
- Lot 39 still has the car with expired tags in the driveway. Mark will speak with the owner.
- IT WAS NOTED THAT IF HOMEOWNERS HAVE A CONTRACTOR THEY ARE WAITING ON TO GET A VIOLATION TAKEN CARE OF THEY SHOULD NOTIFY THE BOARD – AS LONG AS THEY ARE DOING SOMETHING ABOUT IT WE WILL NOT SEND THE 14 DAY LETTER.
- A new owner in Lot 64 consistently has cars parked in the street. Mark will talk with the owner.
- We will use the window stickers for HABITUAL cars parked on the street over 24 hours. The first sticker will go under the windshield wiper and not actually stuck to the window.
- A homeowner brought it to the Board's attention that we should tell the community what the specific violation requirements are so that they can be proactive. Robert will post the criteria on the website. Also, we need to be more specific on the notices we send out (example – "weeds"... where?)

Foreclosures / New residents / Tenant update:

- New Tenants: Lot #4
- New Owners: Lot #64, #27, #54, #84

Schools:

- We are not re-zoned for Park Vista as we previously heard. In August we will take pictures to principals of schools to get the bus stop moved to the side with the pedestrian gate.

Lakes & Aerators:

- We had 2 gators removed. Residents can call if necessary and give a Board member's name for the FWC permit. FWC will call the trapper.
- The rule to have a gator removed is that you must be in danger. If it is hanging around and coming too close to humans, then that is considered danger. If it's just swimming in the lake that is NOT considered danger. The alligators are NOT relocated – they are killed for their meat.
- Our wildlife and waterfowl are thriving (Hérons, Limpkins).

- A CAUTION TO HOMEOWNERS WHO ARE SPRAYING FOR WEEDS NEAR THE LAKE: PRODUCTS LIKE "ROUNDUP" WILL KILL THE FISH! PLEASE READ THE LABELS ON THE PESTICIDES AND WEED KILLERS!

ARC:

- Nothing to report

Landscaping:

- We have over ¼ mile of ficus hedge in the front. It has whitefly. We need a contractor who will do what was promised. Proposals from Hometown Pest Control, JP Miller, and Hewlett were reviewed and discussed by the Board. There was discussion on whether we should treat the hedges ourselves. We decided we need a professional company with accountability. Robert made a motion to commit \$4500 to the pest control, and Eli and Mark will decide which company to go with. Mike seconded. Motion passed.

New Business:

- Sandy asked what to do about the black olive tree which makes a mess by the property line near the gate. We need to check it for ants.
- Kip has marked 12 sections so far for the sidewalk grinding. Kip will look for a contractor.

Motion to adjourn was seconded. Motion passed. Meeting adjourned.

Boynton Waters Board of Directors Meeting
July 27, 2013 at 10:00 a.m.
Boynton West Library

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the June Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-nine members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013).
- Eli motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 situation remains unchanged.
- Lot 78 is still behind in dues and cannot rent until dues are paid and violations are addressed.
- There are a few houses for sale in the neighborhood. Eli will confirm if it's 2 or 3.

Sidewalk update::

- Eli got 6 proposals; 2 wanted to break up cement and replace – too expensive.
- One proposal for grinding, replacing concrete, cutting out root on Watercourse & replace concrete for \$2,592.00 was deemed reasonable.
- Robert motioned that we approve up to \$3,000.00 for sidewalk repair; Linda seconded. Motion passed.
- Eli and Kip will proceed with the repairs.

Landscaping:

- Progress has been made with the whitefly on the hedges. Hometown Pest Control is doing biannual treatment @ \$663.00 per treatment plus 18 trees on the North side were found to have spiral whitefly and were treated for \$600.00.
- All the pruning of the hedges was done by hand.

ARC:

- Max had one form for a screen enclosure. It was approved.

Violations:

- Lot 13 – ok – cars are not parked there any longer
- Lot 39 – expired tags on car – they are trying to sell the car
- Lot 43 & 46 – hedge – there is confusion between neighbors as to who owns hedges.
- Lot 49 – all violations are still active except the hedge.
- Lot 54 – the hedge might belong to Lot 55
- Lot 55 – the roof is still dirty
- Lot 59 – driveway. Board will send a 14 day letter
- Lot 78 – need 14 day letter
- Lot 90 – hedge might belong to Lot 91. If so, owner will have it cut.
- We need to address hurricane shutters being in the front of houses facing the street. The fire department needs to be able to see and get inside the house in case of a fire.
- Linda will research the statue and compose a letter for Mark's review. We will send a direct letter to violators.

Old Business:

- The lakes are doing well. A Board member noticed kids from adjacent neighborhood fishing in our lakes and asked them to leave. The sign in front of the gate house is covered with vegetation – we need to cut it back.
- FedEx owes us for the gate damage. Mark will follow up.
- We will address the additional aerators at the March meeting.

New Business:

- Eli and Kip will get estimates on seal coating to be done in October.

Motion to adjourn was seconded. Motion passed. Meeting adjourned 11:10 a.m.

Next meeting 10 a.m., Saturday August 24th at the library.

Boynton Waters Board of Directors Meeting
August 24, 2013 at 10:00 a.m.
Boynton West Library

Roll Call (10:05 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Eli made a motion to approve the minutes from the May Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Seventy-nine members are current on dues; 13 are at least 1 quarter in arrears.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- There are two foreclosures in process; Lot 40 situation remains in limbo, bank will not foreclose.
- Our current attorney is not making any progress on lot 40. Eli and Robert attended a HOA certification meeting and met an attorney who specializes in HOA matters. Mark asked Robert to ask Jeffery Rembaum, Esq. to address our community.
- There are 3 new residents (2 owners and 1 tenant)

Sealcoating:

- Eli got an estimate from The Paving Lady for \$10,169.00. He will follow up with them on a price to repair the street areas that have been damaged.
- Linda motioned to allot for \$12,000.00 to spend on repair and sealcoating – pending we have no major hurricane damage expenses.

Landscaping:

- Dead hedge behind Lakeside Ln (North) needs to be addressed. Max Nameth will speak with John who owns the adjacent nursery regarding what to plant and if we can use his irrigation.
- There are 11 coconut palms on the north edge of the lake that are infested with spiral whitefly. We need to cut them down and plant a different type of tree there
- The sprinklers on Aqua Vista are fixed.
- Lake - alligator weed behind Duckman's is getting long. Mark will ask the lake guy to trim it.

ARC:

- One request for paint. It was approved.
- To ensure we comply with the rules, a sign will go up on the gate 48 hours in advance if the ARC needs to have a meeting separate from the Board meeting.

Violations:

- The Board is sending the 14 day letters & including a hearing date of the next Board meeting.
- Chuck suggested the hedge being 4' back from the sidewalk be added to our rules and regulations.
- A committee (Mark, Linda, Chuck) will be assembled to define the rule change. The hurricane shutter rule will also be addressed. They will discuss the bylaws and rules and draft language for any new rules. The homeowners will be notified of proposed rules 14 days prior to a Board meeting.

Welcome Committee:

- Six people were contacted to be welcomed. Two families were visited last Saturday. Three families were busy and will schedule later visits. One person did not want to be visited.

Old Business:

- Sidewalk repair is complete
- Non-residents have been seen fishing on the property and were asked to leave (for the 2nd time)

New Business:

- Linda will complete the trespassing enforcement affidavit and get Mike Hanson to sign it, and return it to Chuck.
- Camera – we need at least 15 frames per second. Chuck is working with Pelco on camera.
- Keypad at gate entry system – screen is pixelating. We should get a replacement at no charge. Eli will follow up.

Linda made a motion to adjourn. Eli seconded. Motion passed. Meeting adjourned 11:55 a.m.

Next meeting 10 a.m., Saturday October 5th at the library.

Boynton Waters Board of Directors Meeting
October 5, 2013 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Kip made a motion to approve the minutes from the May Board meeting; Sandy seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Six checks came in after the financials were prepared on Wednesday.
- Lot 40 is PAID
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- One request for storm windows. It was approved.

Violations:

- Only one member of the Fine Enforcement Committee was present. Therefore, the violations hearings were not held.
- There was discussion on parking in the street and if it is a violations issue or a safety issue.
 - Should it even go through the violations process? If anyone gets hurt due to cars parked in the street, the whole community is liable.
 - In order for us to use the Sherriff's department to enforce parking issues, we need to be certified that our neighborhood is up to standards and within the guidelines of the Sherriff's Department (stop signs, curbs, etc.). This will cost between \$3 to \$5k.
 - Kip has put stickers on wind shields and is having some success.
 - Chuck suggested the Board pass an official rule regarding parking and fines for habitual offenders.
- Kip stated that Palm Beach County code says hedges are required to have a setback of 4 feet. Some hedges were planted on the property line between houses so in that case both homeowners are responsible. The Board needs to enforce the 4' setback.
- The hedge on the South side of Jog needs to be cut back from the sidewalk as it blocks the view of people trying to turn left out of the neighborhood.
- The fine enforcement was tabled for this meeting and will be held at the next meeting.
 - The Fines Committee needs to be formally appointed
 - Fines are to be levied for violations that are unresolved.
 - Robert made a motion to have Ursula head the Fines Committee. Eli seconded. Ursula accepted.
 - Linda will send out revised 14-day letters and notify the committees who received revised or new letters. The Fines Committee will review the violations prior to the next meeting / hearing.

Welcome Committee:

- They reached out to a few new families but have not received responses.

Foreclosures / New residents / Tenant update:

- Lot 8 pending foreclosure.
- Lots 40 and 78 are vacant.

Landscaping:

- Mark will follow up with John who owns the nursery behind us regarding a price on the Eureka palms for the east side of Lakeside Lane lake. We also need him to help us with irrigation of the new palms.
- A homeowner advised us that FP&L has an easement on the North side between our lake and the canal. Therefore we may want to treat the coconut palms, which are infested with whitefly as opposed to taking them down. FP&L will likely not let us plant anything if we remove the existing palms. We need to consider this, as we need to keep trees in that area.
- The ficus hedge on Jog Road is coming back from the whitefly – the treatment is working.
- The aerator on the North side of the exit is noisy. Kip will check it.

Old Business:

- It will cost \$1,925 to fix cracked curbs and storm drains. Linda made a motion to approve, Eli seconded. Motion passed.
- Yellow and blue safety markers for the hydrant locations are \$10.56 per marker. Blue markers are not necessary but the Fire Rescue said they do appreciate them being installed. Kip and Eli will replace them after the paving is done. The yellow markers will be installed as you approach the exit, and will be several feet apart.
- We will revisit the paving at the November meeting.
- Eli found a community sign with replaceable letters to use at the exit gate for meeting notifications. It is \$200 and has 4" letters. Robert motioned to spend up to \$300 on a new sign. Linda seconded. Motion passed.
- Gates – Per Kip, our motors are covered in the contract with Stanley. Stanley says they are not covered. Our contract is up in May. Kip and Eli got two proposals from other companies as we are unhappy with Stanley. Kip will get a copy of our signed agreement from Stanley. Kip will make sure we are covered for everything in a new contract with a new vendor. He will get 3 proposals. Stanley says our system is outdated but it is only 4 years old, so we disagree.
- We need Ethernet at the pedestal for the gate access system. Kip will look to see if we can run a CAT5 cable. We are currently using old dial-up technology, which is time consuming for Chuck and when he updates the system, the gates have to be open for about 45 minutes.
- Eli and Chuck will get an estimate on the license plate camera on the exit side.
- The pedestal holding the gate keypad is rusting.
- Robert proposed that the DVR and license plate camera are more important than the curb repair. We will table the curb repair until we get proposals for all gate security items.
- Robert motioned we spend \$200 to put the extension under the gate so that people cannot crawl under the gate. Linda seconded. Motion passed. Kip and Eli will do it.

New Business:

- None

Sandy made a motion to adjourn. Linda seconded. Motion passed. Meeting adjourned 11:45 a.m.

Next meeting 10 a.m., Saturday November 16th at the library.

**Boynton Waters Board of Directors Meeting
November 16 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Welcome Committee:

- One new family is on Watercourse. The committee needs the phone number to contact them.

ARC:

- One request for fencing and replacement of sliding doors. It was approved.

Violations:

- *The President put the violations report on hold to discuss the issue of hurricane shutters:*
- The Board received a letter from a homeowner requesting to be 'grandfathered in' to have their shutters up all season long. That would go against our HOA rules. There was much discussion between the board and Association members in the audience about shutters being up all season, and if the rule should be changed (which would require a vote by the HOA at the Annual meeting in March). The homeowner stated his case, and the Board listened and offered compromise. One compromise brought forth was perhaps we could allow clear shutters on the sides of the house facing the street. Robert made a motion that we bring this up for vote at the March meeting. The question will be put on the ballot – it would require an amendment to the bylaws to modify the rules and regulations. Eli seconded. Motion passed.
- Violations (committee) – another community review is pending. The Violations Chair also formally asked the Board to enforce the parking violations as set forth by the previous Board.

Fine Enforcement:

- The committee reviewed the properties in question. For parking issues, they suggested we adopt an odd-even system.
- There was much discussion around parking, regarding how we handle frequent regular violators. The Board can have a car towed, if it is in the street or sidewalk.
- The 4 fines were addressed: Lot 13's homeowner was present and offer a resolution to his issue – he will follow up with the Board and let them know if he was able to make it work. Lot 39 responded via a Board member and is in process of taking care of his violation. There was no response to the 14-day letter nor was there representation for Lot 78 and Lot 59. Since no attempt to correct the ongoing violations was made, the board voted to fine those two homeowners. In both cases, if the violations are not addressed, the Board will take care of the issues and assess the properties for the cost.

New Business:

- We have a new refuse contractor – “Republic” and have been having issues with them. They limit debris to 6 cubic yards. Residents should call SWA at 697-2700, not the Board, with complaints.
- We need to remind the community there is no landscape debris before Sunday night.

Old Business:

- Landscaping – east side of lake on Lakeside (North). Mark is working with John at the nursery. It will be costly due to needing a backhoe dumpsters, purchase of plants. John will help us with irrigation.
- FPL – recommend people put a UPS on their critical components to protect from surges due to brown-outs. FP&L is trying to find the source of the brown-outs.
- Landscaping guidelines – we will have for the March meeting. Some of our guidelines are based on PBC code and we need to be mindful of that.
- Gates – Bill Sprigg helped Eli with Stanley – we will stay with them until April when our contract expires and then decide if we will renew.
- We will move ahead with the storm drains & sidewalks as was approved in the last meeting.
- Eli & Kip will get a contractor to estimate the swale drainage repair.
- We will contract to do the sealcoating after the first of the year due to the upcoming holidays and the inconvenience it could pose to the homeowners regarding parking and visitors.
- Kip suggested we start a fund of \$2,000 per year to save for the future replacement of the gate units. That will go on the agenda for the next meeting

Linda made a motion to adjourn. Sandy seconded. Motion passed. Meeting adjourned 12:20 p.m.

Next meeting 10 a.m., Saturday December 7th at the library.

**Boynton Waters Board of Directors Meeting
December 7, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m)

Minutes of last meeting were approved.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Lot #78 is in foreclosure – being fined \$100 a day for roof violation.

Welcome Committee:

- No activity.

ARC:

- No activity

Violations:

- Drive-around is on hold until after the holidays

Old Business:

- Pressure cleaning for sidewalks & road gutters addressed for pricing per Kip. Green Earth – Eco Friendly recommended. Approx. \$2,130. Approved and motion passed.
- Differences on seal coating were brought up and discussed
- The security system was put on temporary hold (DVR & additional camera)
- The catch basins, sidewalk pressure cleaning, & road seal coating will take precedence and will go into effect in January. Total outlay will be approx.. \$12,000 to \$14,000.

New Business:

- March 2014 will be the annual meeting and elections.

Motion for adjournment.

**Boynton Waters Board of Directors Meeting
January 9, 2013 at 7:00 p.m.
9313 Watercourse Way**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, and Eli Blinderman. The meeting was called to order at 7:05 pm.

Eli made a motion to approve the minutes from the December Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Three members are over \$1,000 in past dues.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Discuss projects to present at March HOA meeting:

- The weir needs to be repaired as it is leaking. It is causing the lake to be low. This could cost upward of \$10k. Mark is getting proposals from contractors who have previously done work for Lake Worth Drainage District. This is outside of the budget. Depending on the cost, we may not have the available 'extra' funds. We may have to assess or increase the quarterly dues to build the surplus back up. This will be revisited when we get the weir estimates.

Items outside of the budget:

- Fence repair
- Weir
- Gate motors
- Pumps
- Spiral White Fly treatment

Communication re: the upcoming HOA meeting:

- Mark and Linda will draft a letter stating past accomplishments and future items that the Board is addressing.
- Communicate the cost of the weir as soon as we get estimates back.
- We are currently solvent which attracts people to our neighborhood. Many neighborhoods are not solvent due to the economic condition.

Current Projects:

- Pedestrian gate – in progress. The contractor will sink posts into the concrete. Eli and Kip are working on the magnetic lock so that the gate automatically shuts tight.
- Speed Humps – in progress. The new ones have arrived and we need to remove the old bumps (this weekend)
- Additional note: Robert suggested we include an update form for the resident information in the mailing for the March meeting (update email, phone, if they want to receive email communication, etc.).

ARC:

- One form for a driveway update was approved by the ARC.

Violations:

- There are only 5 non-responders. The 14 day letters will go out. Chuck will get the letter to Linda.

Welcome Committee:

- There is no current Welcome Committee. Eli will contact new homeowners to welcome them and see if they have any questions and ensure they are aware of the website.
- Eli will maintain the file of estoppels and certificates of approval, and closing information.

New Business:

- Three seats are up for election in march (Larry, Robert, and Kip)
- Linda will send a letter to the homeowners regarding this.

Linda made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 8:45 pm.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
February 2, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Robert made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Process for managing applications for purchase / rental:

- Eli is the point person; he will collect the applications and give them to Mark. Mark will order the background check.
- The paperwork will be secured in a locked file box to protect privacy.

Wier:

- Murray Logan Construction gave a proposal to inspect, clean (send a diver into the wier area), and fit a wheel: \$660.00. They can do this a week from Wednesday (2/13).
- Robert motioned to accept the proposal, Eli seconded. Motion passed.
- Linda will include a notice to the homeowners to keep watering to a minimum so that we can build the lake back up with retention.

Sidewalk Cleaning:

- Pressure Star will provide the service with the same price as last year.
- Eli motioned to accept the proposal; Linda seconded. Motion passed.

Renter question:

- A current owner is behind on dues. The tenant would like to pay the maintenance dues and be responsible for the property bills; this would be deducted from the rent. Mark will follow up.

Landscaping:

- The front hedge was treated 30 days ago. The vendor will re-inspect and re-treat if necessary (per the contract).
- The palms were treated for spiral white fly.
- Linda will again request in her community email for people to treat their trees.

Speed Bumps / Humps:

- The final humps will be installed next week. Kip noted that people are slowing down.
- There was discussion around the effectiveness of the new speed humps. Some board members do not think the new humps are effective. Mark suggested Mike put together ideas and facts to present at the March Annual meeting.
- Linda will include in her community e-mail a request for people to drive the speed limit.

ARC:

- One screened-in lanai was approved by the ARC.
- One submission for paint has not yet been approved (waiting on paint samples)
- Mike suggested we present color palates that are pre-approved. Anything outside of those palates would need ARC approval.
- Mike motioned he will present pallets to the board for approval at the March meeting. Eli seconded. Two opposed. Motion passed.

Violations:

- There is only one issue not being addressed (Lot 40).

Pedestrian Gate:

- Was installed yesterday. The cement has to cure for 3 days. The preliminary wiring is in. The keypad will have 4-digit codes.
- Kip will ask if it locks a person out after a number of wrong attempts at entering the code.
- Robert motioned that Mike will present a numbering convention at the March meeting. Each member will get their code at the meeting. Eli seconded. Motion passed.

New Business:

- Voting in the upcoming meeting – Robert will get the list of homeowners to Linda showing who is and is not current on dues.
- There was discussion around if late fees forgiven for voting purposes. Some owners do not pay the late fees but do catch up on their dues. Mike motioned that if the homeowner is current on their dues (regardless of late fees) that they can vote. Robert seconded; motion passed.
- A resident commented that the island has some dead plants, and also it is very dark at night near the gate house. Eli will check on the lights.

Eli made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, March 16, 10:00 a.m. at Boynton West library on Jog Road
This will be the annual HOA member meeting.**

Boynton Waters Annual Home Owners' Meeting
March 16, 2013 at 10 a.m.
Boynton West Library

All seven members of the Board were present. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Brief statements were made by the candidates who were present.

Larry Berdoll made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Eric Malkin seconded. Minutes were approved.

Treasurer's Report for Year-End 2012:

Bank balances were presented. There was a question on the number of bank accounts. We have three (the third is for rental escrow).

Eric Malkin made a motion to accept the Treasurer's Report. Heidi Somers seconded. Treasurer's 2012 Report was approved.

2013 Budget:

The budget was presented.

There was a question on paving expense. It is included in the budget.

There was a question on upgrading the security system. We have a surplus in the budget and if need be can use it for the security system. Additional conversation on the security system:

- Robert explained how to view the gate access camera
- We will issue fines to people for sliding under the gate
- Mark will look into if there is any way to stop people from sliding under the gate.

Mark explained that we were fortunate that no overhaul on the weir was needed, as it could have been very expensive (\$15k to \$25k). We own the structure. It was decided that we need more than one person to know how to operate the weir.

Eric Malkin made a motion to approve the 2013 budget. Phil Kline seconded. Budget was approved.

Membership suggestions for projects / neighborhood issues:

1). Traffic light at Jog road:

Three surveys were performed in the recent past. The county is not going to put a light there. Eric Malkin stated that when the shopping center goes in on the Northeast Corner of Jog and Boynton Beach Blvd, that they will put a light at The Fountains; perhaps at that time we can get a light due to the increased traffic.

2). Roof cleaning- can we send notices again? Yes – Violations committee will.

3). Can we have an interview process for prospective new buyers? This would be to ensure we have “like-minded people” moving into the community. The response was that we do have a process in place with background checks; it is effective.

4). Can we extend the sidewalks for safety reasons? The Board will look into it.
In addition – cars parked on the sidewalk need to be addressed. We will address the habitual offenders; perhaps use the violation stickers.

5). There are dead bushes in the entrance island. Mark will have landscapers replace them.

6). Hedge heights in community need to be addressed if they are safety issues. The violations committee did review the hedge safety before. Will revisit.

7). Upgrade the street signs to DOT standards:
Eric made a motion to look into spending no more than \$5k on new street signs and stop signs. Chuck Mucciolo seconded. There was a membership vote and the motion was opposed.

8). Kip would like to put two more lights on Aqua Vista. Eric motioned to look into the lighting. Mrs. Blinderman seconded. There was a membership vote – motion opposed.

Results of Election of Board Members:

Kip Brandrup, Robert Galvin, Sandy Duckman, and Mike Hansen were elected to the Board.

Old Business:

None.

New Business:

There was an LP attempting to purchase a home in our neighborhood. Our bylaws and declarations state our homes are specifically single family. We refused the LP.

Eric stated there is no case law so we need to find a way around this. The Federal Gov't can override us. Eric has done research – the Board will review Eric's findings with him as soon as possible.

Heidi stated it is dark at the guard house. Eli will look into the lighting.

Eric made a motion to adjourn; Larry Berdoll seconded. The meeting was adjourned at approximately 11:30 am.

**Boynton Waters Board of Directors Meeting
March 16, 2013 at 11:45 a.m.
Hagen Ranch Library**

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Mark Halmo, Robert Galvin, Linda DelPopolo, Sandy Duckman, and Eli Blinderman.

Robert nominated Mark to remain as President. Linda seconded. Mark accepted the title.

There was discussion regarding the various roles and responsibilities and Robert motioned to keep the structure of the Board as it was:

President – Mark Halmo
Vice President – Kip Brandup
Treasurer – Robert Galvin
Secretary – Linda DelPopolo

Mark seconded. Motion passed.

Sandy will take on looking into getting us zoned for Park Vista School. If we get zoned for park vista, our property values will increase.

Eli made a motion to adjourn; Sandy seconded.

The meeting was adjourned at 12:15 p.m.

**The next Board of Directors meeting is scheduled:
Saturday, April 20th, 2013 at 10 a.m. at the West Boynton Library.**

**Boynton Waters Board of Directors Meeting
May 11, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the April Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed. Three members are behind on dues. Lot 66 paid all but \$35 of their outstanding dues. Lot 78 needs to be current before it can re-rent. Eli will talk with the owner to let him know he needs to be current on his dues or he cannot rent the home.
- We need to make sure that there are no outstanding fines when we fill out the estoppel letters.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 has been found in violation of the health code. Additional discussion:
 - The property manager for the bank is handling it. They need to drain & cover the pool, etc. BOA has not filed for foreclosure. We have been paying Luis to maintain the front but the grass appears dead. There is no power at the house, no sprinklers, etc. We as a community have placed a lien on the property. We can foreclose on it but then BOA can come after us for the note on the property.
 - If the foreclose, BOA is only responsible for paying one year for outstanding HOA dues.
 - Mark and Mike will research filing civil action (small claims court) against the note holder.
 - We may need to call a special homeowners' meeting to have the community decide how we want to handle this situation.
- New Tenants: Lot #4 was approved
- Sales: Lot #27 moving in this month; Lot #84 moved in (release of the lien was filed)

Schools:

- It was suggested that we are now designated for Park Vista. Please verify with PBC School District.

Speed Bumps / Humps:

- The sign in the shrubbery on the left will be removed

Lakes & Aerators:

- The aerator has been replaced. The spare motor has been fixed.

ARC:

- One application was received to be signed..

Violations:

- Committee has been re-formed. Ros Kline, Lynn bedroll, Chuck Mucciolo
- "Community Standards" committee is the real spirit of the committee
- Submitted 2 violations beyond 30 days. Board (& fines committee) must act on them.
- The Board issues the letter. Mike H. will follow up on procedure.
- Need another person for the fines committee (currently Bill Sprigg and Ursula)
- Chuck suggested for car parking violations, we make a notation that they are to be corrected immediately.
- There was discussion around lot 39, which has a vehicle with expired tags and is up on jacks in the driveway. Mark will discuss with the homeowner.

Crime Watch:

- Nothing to report

Pedestrian Gate:

- The children's bus stop has not been moved. Mark will follow up.
- People don't know there is a green button by the gate. Kip will get a small sign.
- We need to do a notification to each resident, with their personal gate code. Mark and Linda will follow up.
- Can we put something under the gate to limit space below, so that people don't have room to slide under the gates?

Security Cameras:

- Mike Hansen suggested we upgrade the license plate camera or recorder to get better images.
- We want to capture the license plate on both sides of the entry drive; need a 2nd camera.
- Also upgrade the DVR to handle all the cameras.

New Business:

- Sidewalk grinding is needed in a few places to smooth out where people can trip.
- The hedge is being treated – is the vendor using strong enough concentration of chemicals? Mark is getting Liberty to respond via e-mail. They are contracted for 6 months (through August) so we need to ensure the whitefly is under control. If we don't see progress we will not renew the contract.
- Sidewalk corners – Do we want to extend the sidewalks to the street? We can call a special meeting to vote on it; we are NOT required to do it. Mike and Eric will look into if they were in the original plans.
- We are billing FedEx for the gate damage and replacement motor.
- Kip is waiting on bids for the summer plantings. Not Impatiens. But other flowering plants.
- The pedestrian gate came in under budget.

Sandy made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned.

**The next Board of Directors meeting is scheduled:
Saturday, June 22, 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
June 22, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the May Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-six members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013), and 6 members owe 1 quarter (2013).
- We refunded one renter deposit and received another.
- Lot 40 is still in limbo as the bank (BOA) has not filed foreclosure. The grass is dead and Mark will ask Luis to stop doing the lawn and just trim hedges as needed. We can only recoup 1 year of HOA dues. The pool was covered but the cover caved in and water got in again. Eli will call the county to get the pool drained and re-covered.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Violations:

- Four violations were submitted to the Board for 14 day letters (Lot 39, 49, 55, 78)
- Lot 78 needs roof cleaned and house painted. Robert motioned we send a 14 day letter to Lot 78 owner. Eli seconded. Motion passed. If the homeowner objects, he can schedule a hearing at the next Board meeting.
- Lot 55 needs the roof cleaned and has been notified several times. Mark will speak with the homeowner first before we send a 14 day letter.
- Lot 49 needs the roof done, the house is in disrepair, the lawn and driveway need cleaning up. Kip will talk with the owner before we send a 14 day letter.
- Lot 39 still has the car with expired tags in the driveway. Mark will speak with the owner.
- IT WAS NOTED THAT IF HOMEOWNERS HAVE A CONTRACTOR THEY ARE WAITING ON TO GET A VIOLATION TAKEN CARE OF THEY SHOULD NOTIFY THE BOARD – AS LONG AS THEY ARE DOING SOMETHING ABOUT IT WE WILL NOT SEND THE 14 DAY LETTER.
- A new owner in Lot 64 consistently has cars parked in the street. Mark will talk with the owner.
- We will use the window stickers for HABITUAL cars parked on the street over 24 hours. The first sticker will go under the windshield wiper and not actually stuck to the window.
- A homeowner brought it to the Board's attention that we should tell the community what the specific violation requirements are so that they can be proactive. Robert will post the criteria on the website. Also, we need to be more specific on the notices we send out (example – "weeds"... where?)

Foreclosures / New residents / Tenant update:

- New Tenants: Lot #4
- New Owners: Lot #64, #27, #54, #84

Schools:

- We are not re-zoned for Park Vista as we previously heard. In August we will take pictures to principals of schools to get the bus stop moved to the side with the pedestrian gate.

Lakes & Aerators:

- We had 2 gators removed. Residents can call if necessary and give a Board member's name for the FWC permit. FWC will call the trapper.
- The rule to have a gator removed is that you must be in danger. If it is hanging around and coming too close to humans, then that is considered danger. If it's just swimming in the lake that is NOT considered danger. The alligators are NOT relocated – they are killed for their meat.
- Our wildlife and waterfowl are thriving (Hérons, Limpkins).

- A CAUTION TO HOMEOWNERS WHO ARE SPRAYING FOR WEEDS NEAR THE LAKE: PRODUCTS LIKE "ROUNDUP" WILL KILL THE FISH! PLEASE READ THE LABELS ON THE PESTICIDES AND WEED KILLERS!

ARC:

- Nothing to report

Landscaping:

- We have over ¼ mile of ficus hedge in the front. It has whitefly. We need a contractor who will do what was promised. Proposals from Hometown Pest Control, JP Miller, and Hewlett were reviewed and discussed by the Board. There was discussion on whether we should treat the hedges ourselves. We decided we need a professional company with accountability. Robert made a motion to commit \$4500 to the pest control, and Eli and Mark will decide which company to go with. Mike seconded. Motion passed.

New Business:

- Sandy asked what to do about the black olive tree which makes a mess by the property line near the gate. We need to check it for ants.
- Kip has marked 12 sections so far for the sidewalk grinding. Kip will look for a contractor.

Motion to adjourn was seconded. Motion passed. Meeting adjourned.

**Boynton Waters Board of Directors Meeting
July 27, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the June Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-nine members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013).
- Eli motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 situation remains unchanged.
- Lot 78 is still behind in dues and cannot rent until dues are paid and violations are addressed.
- There are a few houses for sale in the neighborhood. Eli will confirm if it's 2 or 3.

Sidewalk update::

- Eli got 6 proposals; 2 wanted to break up cement and replace – too expensive.
- One proposal for grinding, replacing concrete, cutting out root on Watercourse & replace concrete for \$2,592.00 was deemed reasonable.
- Robert motioned that we approve up to \$3,000.00 for sidewalk repair; Linda seconded. Motion passed.
- Eli and Kip will proceed with the repairs.

Landscaping:

- Progress has been made with the whitefly on the hedges. Hometown Pest Control is doing biannual treatment @ \$663.00 per treatment plus 18 trees on the North side were found to have spiral whitefly and were treated for \$600.00.
- All the pruning of the hedges was done by hand.

ARC:

- Max had one form for a screen enclosure. It was approved.

Violations:

- Lot 13 – ok – cars are not parked there any longer
- Lot 39 – expired tags on car – they are trying to sell the car
- Lot 43 & 46 – hedge – there is confusion between neighbors as to who owns hedges.
- Lot 49 – all violations are still active except the hedge.
- Lot 54 – the hedge might belong to Lot 55
- Lot 55 – the roof is still dirty
- Lot 59 – driveway. Board will send a 14 day letter
- Lot 78 – need 14 day letter
- Lot 90 – hedge might belong to Lot 91. If so, owner will have it cut.
- We need to address hurricane shutters being in the front of houses facing the street. The fire department needs to be able to see and get inside the house in case of a fire.
- Linda will research the statue and compose a letter for Mark's review. We will send a direct letter to violators.

Old Business:

- The lakes are doing well. A Board member noticed kids from adjacent neighborhood fishing in our lakes and asked them to leave. The sign in front of the gate house is covered with vegetation – we need to cut it back.
- FedEx owes us for the gate damage. Mark will follow up.
- We will address the additional aerators at the March meeting.

New Business:

- Eli and Kip will get estimates on seal coating to be done in October.

Motion to adjourn was seconded. Motion passed. Meeting adjourned 11:10 a.m.

Next meeting 10 a.m., Saturday August 24th at the library.

Boynton Waters Board of Directors Meeting
August 24, 2013 at 10:00 a.m.
Boynton West Library

Roll Call (10:05 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Eli made a motion to approve the minutes from the May Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Seventy-nine members are current on dues; 13 are at least 1 quarter in arrears.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- There are two foreclosures in process; Lot 40 situation remains in limbo, bank will not foreclose.
- Our current attorney is not making any progress on lot 40. Eli and Robert attended a HOA certification meeting and met an attorney who specializes in HOA matters. Mark asked Robert to ask Jeffery Rembaum, Esq. to address our community.
- There are 3 new residents (2 owners and 1 tenant)

Sealcoating:

- Eli got an estimate from The Paving Lady for \$10,169.00. He will follow up with them on a price to repair the street areas that have been damaged.
- Linda motioned to allot for \$12,000.00 to spend on repair and sealcoating – pending we have no major hurricane damage expenses.

Landscaping:

- Dead hedge behind Lakeside Ln (North) needs to be addressed. Max Nameth will speak with John who owns the adjacent nursery regarding what to plant and if we can use his irrigation.
- There are 11 coconut palms on the north edge of the lake that are infested with spiral whitefly. We need to cut them down and plant a different type of tree there
- The sprinklers on Aqua Vista are fixed.
- Lake - alligator weed behind Duckman's is getting long. Mark will ask the lake guy to trim it.

ARC:

- One request for paint. It was approved.
- To ensure we comply with the rules, a sign will go up on the gate 48 hours in advance if the ARC needs to have a meeting separate from the Board meeting.

Violations:

- The Board is sending the 14 day letters & including a hearing date of the next Board meeting.
- Chuck suggested the hedge being 4' back from the sidewalk be added to our rules and regulations.
- A committee (Mark, Linda, Chuck) will be assembled to define the rule change. The hurricane shutter rule will also be addressed. They will discuss the bylaws and rules and draft language for any new rules. The homeowners will be notified of proposed rules 14 days prior to a Board meeting.

Welcome Committee:

- Six people were contacted to be welcomed. Two families were visited last Saturday. Three families were busy and will schedule later visits. One person did not want to be visited.

Old Business:

- Sidewalk repair is complete
- Non-residents have been seen fishing on the property and were asked to leave (for the 2nd time)

New Business:

- Linda will complete the trespassing enforcement affidavit and get Mike Hanson to sign it, and return it to Chuck.
- Camera – we need at least 15 frames per second. Chuck is working with Pelco on camera.
- Keypad at gate entry system – screen is pixelating. We should get a replacement at no charge. Eli will follow up.

Linda made a motion to adjourn. Eli seconded. Motion passed. Meeting adjourned 11:55 a.m.

Next meeting 10 a.m., Saturday October 5th at the library.

**Boynton Waters Board of Directors Meeting
October 5, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:08 a.m.): Present at the meeting were Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Kip made a motion to approve the minutes from the May Board meeting; Sandy seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Six checks came in after the financials were prepared on Wednesday.
- Lot 40 is PAID
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- One request for storm windows. It was approved.

Violations:

- Only one member of the Fine Enforcement Committee was present. Therefore, the violations hearings were not held.
- There was discussion on parking in the street and if it is a violations issue or a safety issue.
 - Should it even go through the violations process? If anyone gets hurt due to cars parked in the street, the whole community is liable.
 - In order for us to use the Sherriff's department to enforce parking issues, we need to be certified that our neighborhood is up to standards and within the guidelines of the Sherriff's Department (stop signs, curbs, etc.). This will cost between \$3 to \$5k.
 - Kip has put stickers on wind shields and is having some success.
 - Chuck suggested the Board pass an official rule regarding parking and fines for habitual offenders.
- Kip stated that Palm Beach County code says hedges are required to have a setback of 4 feet. Some hedges were planted on the property line between houses so in that case both homeowners are responsible. The Board needs to enforce the 4' setback.
- The hedge on the South side of Jog needs to be cut back from the sidewalk as it blocks the view of people trying to turn left out of the neighborhood.
- The fine enforcement was tabled for this meeting and will be held at the next meeting.
 - The Fines Committee needs to be formally appointed
 - Fines are to be levied for violations that are unresolved.
 - Robert made a motion to have Ursula head the Fines Committee. Eli seconded. Ursula accepted.
 - Linda will send out revised 14-day letters and notify the committees who received revised or new letters. The Fines Committee will review the violations prior to the next meeting / hearing.

Welcome Committee:

- They reached out to a few new families but have not received responses.

Foreclosures / New residents / Tenant update:

- Lot 8 pending foreclosure.
- Lots 40 and 78 are vacant.

Landscaping:

- Mark will follow up with John who owns the nursery behind us regarding a price on the Eureka palms for the east side of Lakeside Lane lake. We also need him to help us with irrigation of the new palms.
- A homeowner advised us that FP&L has an easement on the North side between our lake and the canal. Therefore we may want to treat the coconut palms, which are infested with whitefly as opposed to taking them down. FP&L will likely not let us plant anything if we remove the existing palms. We need to consider this, as we need to keep trees in that area.
- The ficus hedge on Jog Road is coming back from the whitefly – the treatment is working.
- The aerator on the North side of the exit is noisy. Kip will check it.

Old Business:

- It will cost \$1,925 to fix cracked curbs and storm drains. Linda made a motion to approve, Eli seconded. Motion passed.
- Yellow and blue safety markers for the hydrant locations are \$10.56 per marker. Blue markers are not necessary but the Fire Rescue said they do appreciate them being installed. Kip and Eli will replace them after the paving is done. The yellow markers will be installed as you approach the exit, and will be several feet apart.
- We will revisit the paving at the November meeting.
- Eli found a community sign with replaceable letters to use at the exit gate for meeting notifications. It is \$200 and has 4" letters. Robert motioned to spend up to \$300 on a new sign. Linda seconded. Motion passed.
- Gates – Per Kip, our motors are covered in the contract with Stanley. Stanley says they are not covered. Our contract is up in May. Kip and Eli got two proposals from other companies as we are unhappy with Stanley. Kip will get a copy of our signed agreement from Stanley. Kip will make sure we are covered for everything in a new contract with a new vendor. He will get 3 proposals. Stanley says our system is outdated but it is only 4 years old, so we disagree.
- We need Ethernet at the pedestal for the gate access system. Kip will look to see if we can run a CAT5 cable. We are currently using old dial-up technology, which is time consuming for Chuck and when he updates the system, the gates have to be open for about 45 minutes.
- Eli and Chuck will get an estimate on the license plate camera on the exit side.
- The pedestal holding the gate keypad is rusting.
- Robert proposed that the DVR and license plate camera are more important than the curb repair. We will table the curb repair until we get proposals for all gate security items.
- Robert motioned we spend \$200 to put the extension under the gate so that people cannot crawl under the gate. Linda seconded. Motion passed. Kip and Eli will do it.

New Business:

- None

Sandy made a motion to adjourn. Linda seconded. Motion passed. Meeting adjourned 11:45 a.m.

Next meeting 10 a.m., Saturday November 16th at the library.

**Boynton Waters Board of Directors Meeting
November 16 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Welcome Committee:

- One new family is on Watercourse. The committee needs the phone number to contact them.

ARC:

- One request for fencing and replacement of sliding doors. It was approved.

Violations:

- *The President put the violations report on hold to discuss the issue of hurricane shutters:*
- The Board received a letter from a homeowner requesting to be 'grandfathered in' to have their shutters up all season long. That would go against our HOA rules. There was much discussion between the board and Association members in the audience about shutters being up all season, and if the rule should be changed (which would require a vote by the HOA at the Annual meeting in March). The homeowner stated his case, and the Board listened and offered compromise. One compromise brought forth was perhaps we could allow clear shutters on the sides of the house facing the street. Robert made a motion that we bring this up for vote at the March meeting. The question will be put on the ballot – it would require an amendment to the bylaws to modify the rules and regulations. Eli seconded. Motion passed.
- Violations (committee) – another community review is pending. The Violations Chair also formally asked the Board to enforce the parking violations as set forth by the previous Board.

Fine Enforcement:

- The committee reviewed the properties in question. For parking issues, they suggested we adopt an odd-even system.
- There was much discussion around parking, regarding how we handle frequent regular violators. The Board can have a car towed, if it is in the street or sidewalk.
- The 4 fines were addressed: Lot 13's homeowner was present and offer a resolution to his issue – he will follow up with the Board and let them know if he was able to make it work. Lot 39 responded via a Board member and is in process of taking care of his violation. There was no response to the 14-day letter nor was there representation for Lot 78 and Lot 59. Since no attempt to correct the ongoing violations was made, the board voted to fine those two homeowners. In both cases, if the violations are not addressed, the Board will take care of the issues and assess the properties for the cost.

New Business:

- We have a new refuse contractor – “Republic” and have been having issues with them. They limit debris to 6 cubic yards. Residents should call SWA at 697-2700, not the Board, with complaints.
- We need to remind the community there is no landscape debris before Sunday night.

Old Business:

- Landscaping – east side of lake on Lakeside (North). Mark is working with John at the nursery. It will be costly due to needing a backhoe dumpsters, purchase of plants. John will help us with irrigation.
- FPL – recommend people put a UPS on their critical components to protect from surges due to brown-outs. FP&L is trying to find the source of the brown-outs.
- Landscaping guidelines – we will have for the March meeting. Some of our guidelines are based on PBC code and we need to be mindful of that.
- Gates – Bill Sprigg helped Eli with Stanley – we will stay with them until April when our contract expires and then decide if we will renew.
- We will move ahead with the storm drains & sidewalks as was approved in the last meeting.
- Eli & Kip will get a contractor to estimate the swale drainage repair.
- We will contract to do the sealcoating after the first of the year due to the upcoming holidays and the inconvenience it could pose to the homeowners regarding parking and visitors.
- Kip suggested we start a fund of \$2,000 per year to save for the future replacement of the gate units. That will go on the agenda for the next meeting

Linda made a motion to adjourn. Sandy seconded. Motion passed. Meeting adjourned 12:20 p.m.

Next meeting 10 a.m., Saturday December 7th at the library.

**Boynton Waters Board of Directors Meeting
December 7, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m)

Minutes of last meeting were approved.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Lot #78 is in foreclosure – being fined \$100 a day for roof violation.

Welcome Committee:

- No activity.

ARC:

- No activity

Violations:

- Drive-around is on hold until after the holidays

Old Business:

- Pressure cleaning for sidewalks & road gutters addressed for pricing per Kip. Green Earth – Eco Friendly recommended. Approx. \$2,130. Approved and motion passed.
- Differences on seal coating were brought up and discussed
- The security system was put on temporary hold (DVR & additional camera)
- The catch basins, sidewalk pressure cleaning, & road seal coating will take precedence and will go into effect in January. Total outlay will be approx.. \$12,000 to \$14,000.

New Business:

- March 2014 will be the annual meeting and elections.

Motion for adjournment.

**Boynton Waters Board of Directors Meeting
January 9, 2013 at 7:00 p.m.
9313 Watercourse Way**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, and Eli Blinderman. The meeting was called to order at 7:05 pm.

Eli made a motion to approve the minutes from the December Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Three members are over \$1,000 in past dues.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Discuss projects to present at March HOA meeting:

- The weir needs to be repaired as it is leaking. It is causing the lake to be low. This could cost upward of \$10k. Mark is getting proposals from contractors who have previously done work for Lake Worth Drainage District. This is outside of the budget. Depending on the cost, we may not have the available 'extra' funds. We may have to assess or increase the quarterly dues to build the surplus back up. This will be revisited when we get the weir estimates.

Items outside of the budget:

- Fence repair
- Weir
- Gate motors
- Pumps
- Spiral White Fly treatment

Communication re: the upcoming HOA meeting:

- Mark and Linda will draft a letter stating past accomplishments and future items that the Board is addressing.
- Communicate the cost of the weir as soon as we get estimates back.
- We are currently solvent which attracts people to our neighborhood. Many neighborhoods are not solvent due to the economic condition.

Current Projects:

- Pedestrian gate – in progress. The contractor will sink posts into the concrete. Eli and Kip are working on the magnetic lock so that the gate automatically shuts tight.
- Speed Humps – in progress. The new ones have arrived and we need to remove the old bumps (this weekend)
- Additional note: Robert suggested we include an update form for the resident information in the mailing for the March meeting (update email, phone, if they want to receive email communication, etc.).

ARC:

- One form for a driveway update was approved by the ARC.

Violations:

- There are only 5 non-responders. The 14 day letters will go out. Chuck will get the letter to Linda.

Welcome Committee:

- There is no current Welcome Committee. Eli will contact new homeowners to welcome them and see if they have any questions and ensure they are aware of the website.
- Eli will maintain the file of estoppels and certificates of approval, and closing information.

New Business:

- Three seats are up for election in march (Larry, Robert, and Kip)
- Linda will send a letter to the homeowners regarding this.

Linda made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned 8:45 pm.

The next Board of Directors meeting is scheduled:

Saturday, February 2nd at 10:00 a.m. at Boynton West library on Jog Road

**Boynton Waters Board of Directors Meeting
February 2, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Linda DeIPopolo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman. The meeting was called to order at 10:10 a.m.

Robert made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Process for managing applications for purchase / rental:

- Eli is the point person; he will collect the applications and give them to Mark. Mark will order the background check.
- The paperwork will be secured in a locked file box to protect privacy.

Wier:

- Murray Logan Construction gave a proposal to inspect, clean (send a diver into the wier area), and fit a wheel: \$660.00. They can do this a week from Wednesday (2/13).
- Robert motioned to accept the proposal, Eli seconded. Motion passed.
- Linda will include a notice to the homeowners to keep watering to a minimum so that we can build the lake back up with retention.

Sidewalk Cleaning:

- Pressure Star will provide the service with the same price as last year.
- Eli motioned to accept the proposal; Linda seconded. Motion passed.

Renter question:

- A current owner is behind on dues. The tenant would like to pay the maintenance dues and be responsible for the property bills; this would be deducted from the rent. Mark will follow up.

Landscaping:

- The front hedge was treated 30 days ago. The vendor will re-inspect and re-treat if necessary (per the contract).
- The palms were treated for spiral white fly.
- Linda will again request in her community email for people to treat their trees.

Speed Bumps / Humps:

- The final humps will be installed next week. Kip noted that people are slowing down.
- There was discussion around the effectiveness of the new speed humps. Some board members do not think the new humps are effective. Mark suggested Mike put together ideas and facts to present at the March Annual meeting.
- Linda will include in her community e-mail a request for people to drive the speed limit.

ARC:

- One screened-in lanai was approved by the ARC.
- One submission for paint has not yet been approved (waiting on paint samples)
- Mike suggested we present color palates that are pre-approved. Anything outside of those palates would need ARC approval.
- Mike motioned he will present pallets to the board for approval at the March meeting. Eli seconded. Two opposed. Motion passed.

Violations:

- There is only one issue not being addressed (Lot 40).

Pedestrian Gate:

- Was installed yesterday. The cement has to cure for 3 days. The preliminary wiring is in. The keypad will have 4-digit codes.
- Kip will ask if it locks a person out after a number of wrong attempts at entering the code.
- Robert motioned that Mike will present a numbering convention at the March meeting. Each member will get their code at the meeting. Eli seconded. Motion passed.

New Business:

- Voting in the upcoming meeting – Robert will get the list of homeowners to Linda showing who is and is not current on dues.
- There was discussion around if late fees forgiven for voting purposes. Some owners do not pay the late fees but do catch up on their dues. Mike motioned that if the homeowner is current on their dues (regardless of late fees) that they can vote. Robert seconded; motion passed.
- A resident commented that the island has some dead plants, and also it is very dark at night near the gate house. Eli will check on the lights.

Eli made a motion to adjourn; Robert seconded. Motion passed. Meeting adjourned 11:30 a.m.

**The next Board of Directors meeting is scheduled:
Saturday, March 16, 10:00 a.m. at Boynton West library on Jog Road
This will be the annual HOA member meeting.**

Boynton Waters Annual Home Owners' Meeting
March 16, 2013 at 10 a.m.
Boynton West Library

All seven members of the Board were present. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Brief statements were made by the candidates who were present.

Larry Berdoll made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Eric Malkin seconded. Minutes were approved.

Treasurer's Report for Year-End 2012:

Bank balances were presented. There was a question on the number of bank accounts. We have three (the third is for rental escrow).

Eric Malkin made a motion to accept the Treasurer's Report. Heidi Somers seconded. Treasurer's 2012 Report was approved.

2013 Budget:

The budget was presented.

There was a question on paving expense. It is included in the budget.

There was a question on upgrading the security system. We have a surplus in the budget and if need be can use it for the security system. Additional conversation on the security system:

- Robert explained how to view the gate access camera
- We will issue fines to people for sliding under the gate
- Mark will look into if there is any way to stop people from sliding under the gate.

Mark explained that we were fortunate that no overhaul on the weir was needed, as it could have been very expensive (\$15k to \$25k). We own the structure. It was decided that we need more than one person to know how to operate the weir.

Eric Malkin made a motion to approve the 2013 budget. Phil Kline seconded. Budget was approved.

Membership suggestions for projects / neighborhood issues:

1). Traffic light at Jog road:

Three surveys were performed in the recent past. The county is not going to put a light there. Eric Malkin stated that when the shopping center goes in on the Northeast Corner of Jog and Boynton Beach Blvd, that they will put a light at The Fountains; perhaps at that time we can get a light due to the increased traffic.

2). Roof cleaning- can we send notices again? Yes – Violations committee will.

3). Can we have an interview process for prospective new buyers? This would be to ensure we have “like-minded people” moving into the community. The response was that we do have a process in place with background checks; it is effective.

4). Can we extend the sidewalks for safety reasons? The Board will look into it.
In addition – cars parked on the sidewalk need to be addressed. We will address the habitual offenders; perhaps use the violation stickers.

5). There are dead bushes in the entrance island. Mark will have landscapers replace them.

6). Hedge heights in community need to be addressed if they are safety issues. The violations committee did review the hedge safety before. Will revisit.

7). Upgrade the street signs to DOT standards:
Eric made a motion to look into spending no more than \$5k on new street signs and stop signs. Chuck Mucciolo seconded. There was a membership vote and the motion was opposed.

8). Kip would like to put two more lights on Aqua Vista. Eric motioned to look into the lighting. Mrs. Blinderman seconded. There was a membership vote – motion opposed.

Results of Election of Board Members:

Kip Brandrup, Robert Galvin, Sandy Duckman, and Mike Hansen were elected to the Board.

Old Business:

None.

New Business:

There was an LP attempting to purchase a home in our neighborhood. Our bylaws and declarations state our homes are specifically single family. We refused the LP.

Eric stated there is no case law so we need to find a way around this. The Federal Gov't can override us. Eric has done research – the Board will review Eric's findings with him as soon as possible.

Heidi stated it is dark at the guard house. Eli will look into the lighting.

Eric made a motion to adjourn; Larry Berdoll seconded. The meeting was adjourned at approximately 11:30 am.

**Boynton Waters Board of Directors Meeting
March 16, 2013 at 11:45 a.m.
Hagen Ranch Library**

Newly elected Board members joined the team following the Annual Membership Meeting.

Present at the meeting were Mark Halmo, Robert Galvin, Linda DelPopolo, Sandy Duckman, and Eli Blinderman.

Robert nominated Mark to remain as President. Linda seconded. Mark accepted the title.

There was discussion regarding the various roles and responsibilities and Robert motioned to keep the structure of the Board as it was:

President – Mark Halmo
Vice President – Kip Brandup
Treasurer – Robert Galvin
Secretary – Linda DelPopolo

Mark seconded. Motion passed.

Sandy will take on looking into getting us zoned for Park Vista School. If we get zoned for park vista, our property values will increase.

Eli made a motion to adjourn; Sandy seconded.

The meeting was adjourned at 12:15 p.m.

**The next Board of Directors meeting is scheduled:
Saturday, April 20th, 2013 at 10 a.m. at the West Boynton Library.**

**Boynton Waters Board of Directors Meeting
May 11, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the April Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and reviewed. Three members are behind on dues. Lot 66 paid all but \$35 of their outstanding dues. Lot 78 needs to be current before it can re-rent. Eli will talk with the owner to let him know he needs to be current on his dues or he cannot rent the home.
- We need to make sure that there are no outstanding fines when we fill out the estoppel letters.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 has been found in violation of the health code. Additional discussion:
 - The property manager for the bank is handling it. They need to drain & cover the pool, etc. BOA has not filed for foreclosure. We have been paying Luis to maintain the front but the grass appears dead. There is no power at the house, no sprinklers, etc. We as a community have placed a lien on the property. We can foreclose on it but then BOA can come after us for the note on the property.
 - If the foreclose, BOA is only responsible for paying one year for outstanding HOA dues.
 - Mark and Mike will research filing civil action (small claims court) against the note holder.
 - We may need to call a special homeowners' meeting to have the community decide how we want to handle this situation.
- New Tenants: Lot #4 was approved
- Sales: Lot #27 moving in this month; Lot #84 moved in (release of the lien was filed)

Schools:

- It was suggested that we are now designated for Park Vista. Please verify with PBC School District.

Speed Bumps / Humps:

- The sign in the shrubbery on the left will be removed

Lakes & Aerators:

- The aerator has been replaced. The spare motor has been fixed.

ARC:

- One application was received to be signed..

Violations:

- Committee has been re-formed. Ros Kline, Lynn bedroll, Chuck Mucciolo
- "Community Standards" committee is the real spirit of the committee
- Submitted 2 violations beyond 30 days. Board (& fines committee) must act on them.
- The Board issues the letter. Mike H. will follow up on procedure.
- Need another person for the fines committee (currently Bill Sprigg and Ursula)
- Chuck suggested for car parking violations, we make a notation that they are to be corrected immediately.
- There was discussion around lot 39, which has a vehicle with expired tags and is up on jacks in the driveway. Mark will discuss with the homeowner.

Crime Watch:

- Nothing to report

Pedestrian Gate:

- The children's bus stop has not been moved. Mark will follow up.
- People don't know there is a green button by the gate. Kip will get a small sign.
- We need to do a notification to each resident, with their personal gate code. Mark and Linda will follow up.
- Can we put something under the gate to limit space below, so that people don't have room to slide under the gates?

Security Cameras:

- Mike Hansen suggested we upgrade the license plate camera or recorder to get better images.
- We want to capture the license plate on both sides of the entry drive; need a 2nd camera.
- Also upgrade the DVR to handle all the cameras.

New Business:

- Sidewalk grinding is needed in a few places to smooth out where people can trip.
- The hedge is being treated – is the vendor using strong enough concentration of chemicals? Mark is getting Liberty to respond via e-mail. They are contracted for 6 months (through August) so we need to ensure the whitefly is under control. If we don't see progress we will not renew the contract.
- Sidewalk corners – Do we want to extend the sidewalks to the street? We can call a special meeting to vote on it; we are NOT required to do it. Mike and Eric will look into if they were in the original plans.
- We are billing FedEx for the gate damage and replacement motor.
- Kip is waiting on bids for the summer plantings. Not Impatiens. But other flowering plants.
- The pedestrian gate came in under budget.

Sandy made a motion to adjourn; Eli seconded. Motion passed. Meeting adjourned.

**The next Board of Directors meeting is scheduled:
Saturday, June 22, 10:00 a.m. at Boynton West library on Jog Road**

**Boynton Waters Board of Directors Meeting
June 22, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call: Present at the meeting were Mark Halmo, Kip Brandup, Rob Galvin, Mike Hansen, and Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the May Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-six members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013), and 6 members owe 1 quarter (2013).
- We refunded one renter deposit and received another.
- Lot 40 is still in limbo as the bank (BOA) has not filed foreclosure. The grass is dead and Mark will ask Luis to stop doing the lawn and just trim hedges as needed. We can only recoup 1 year of HOA dues. The pool was covered but the cover caved in and water got in again. Eli will call the county to get the pool drained and re-covered.
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

Violations:

- Four violations were submitted to the Board for 14 day letters (Lot 39, 49, 55, 78)
- Lot 78 needs roof cleaned and house painted. Robert motioned we send a 14 day letter to Lot 78 owner. Eli seconded. Motion passed. If the homeowner objects, he can schedule a hearing at the next Board meeting.
- Lot 55 needs the roof cleaned and has been notified several times. Mark will speak with the homeowner first before we send a 14 day letter.
- Lot 49 needs the roof done, the house is in disrepair, the lawn and driveway need cleaning up. Kip will talk with the owner before we send a 14 day letter.
- Lot 39 still has the car with expired tags in the driveway. Mark will speak with the owner.
- IT WAS NOTED THAT IF HOMEOWNERS HAVE A CONTRACTOR THEY ARE WAITING ON TO GET A VIOLATION TAKEN CARE OF THEY SHOULD NOTIFY THE BOARD – AS LONG AS THEY ARE DOING SOMETHING ABOUT IT WE WILL NOT SEND THE 14 DAY LETTER.
- A new owner in Lot 64 consistently has cars parked in the street. Mark will talk with the owner.
- We will use the window stickers for HABITUAL cars parked on the street over 24 hours. The first sticker will go under the windshield wiper and not actually stuck to the window.
- A homeowner brought it to the Board's attention that we should tell the community what the specific violation requirements are so that they can be proactive. Robert will post the criteria on the website. Also, we need to be more specific on the notices we send out (example – "weeds"... where?)

Foreclosures / New residents / Tenant update:

- New Tenants: Lot #4
- New Owners: Lot #64, #27, #54, #84

Schools:

- We are not re-zoned for Park Vista as we previously heard. In August we will take pictures to principals of schools to get the bus stop moved to the side with the pedestrian gate.

Lakes & Aerators:

- We had 2 gators removed. Residents can call if necessary and give a Board member's name for the FWC permit. FWC will call the trapper.
- The rule to have a gator removed is that you must be in danger. If it is hanging around and coming too close to humans, then that is considered danger. If it's just swimming in the lake that is NOT considered danger. The alligators are NOT relocated – they are killed for their meat.
- Our wildlife and waterfowl are thriving (Hérons, Limpkins).

- A CAUTION TO HOMEOWNERS WHO ARE SPRAYING FOR WEEDS NEAR THE LAKE: PRODUCTS LIKE "ROUNDUP" WILL KILL THE FISH! PLEASE READ THE LABELS ON THE PESTICIDES AND WEED KILLERS!

ARC:

- Nothing to report

Landscaping:

- We have over ¼ mile of ficus hedge in the front. It has whitefly. We need a contractor who will do what was promised. Proposals from Hometown Pest Control, JP Miller, and Hewlett were reviewed and discussed by the Board. There was discussion on whether we should treat the hedges ourselves. We decided we need a professional company with accountability. Robert made a motion to commit \$4500 to the pest control, and Eli and Mark will decide which company to go with. Mike seconded. Motion passed.

New Business:

- Sandy asked what to do about the black olive tree which makes a mess by the property line near the gate. We need to check it for ants.
- Kip has marked 12 sections so far for the sidewalk grinding. Kip will look for a contractor.

Motion to adjourn was seconded. Motion passed. Meeting adjourned.

**Boynton Waters Board of Directors Meeting
July 27, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Robert made a motion to approve the minutes from the June Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Eighty-nine members are current on 2nd quarter dues, 3 members owe 2 quarters (2012 / 2013).
- Eli motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- Lot 40 situation remains unchanged.
- Lot 78 is still behind in dues and cannot rent until dues are paid and violations are addressed.
- There are a few houses for sale in the neighborhood. Eli will confirm if it's 2 or 3.

Sidewalk update::

- Eli got 6 proposals; 2 wanted to break up cement and replace – too expensive.
- One proposal for grinding, replacing concrete, cutting out root on Watercourse & replace concrete for \$2,592.00 was deemed reasonable.
- Robert motioned that we approve up to \$3,000.00 for sidewalk repair; Linda seconded. Motion passed.
- Eli and Kip will proceed with the repairs.

Landscaping:

- Progress has been made with the whitefly on the hedges. Hometown Pest Control is doing biannual treatment @ \$663.00 per treatment plus 18 trees on the North side were found to have spiral whitefly and were treated for \$600.00.
- All the pruning of the hedges was done by hand.

ARC:

- Max had one form for a screen enclosure. It was approved.

Violations:

- Lot 13 – ok – cars are not parked there any longer
- Lot 39 – expired tags on car – they are trying to sell the car
- Lot 43 & 46 – hedge – there is confusion between neighbors as to who owns hedges.
- Lot 49 – all violations are still active except the hedge.
- Lot 54 – the hedge might belong to Lot 55
- Lot 55 – the roof is still dirty
- Lot 59 – driveway. Board will send a 14 day letter
- Lot 78 – need 14 day letter
- Lot 90 – hedge might belong to Lot 91. If so, owner will have it cut.
- We need to address hurricane shutters being in the front of houses facing the street. The fire department needs to be able to see and get inside the house in case of a fire.
- Linda will research the statue and compose a letter for Mark's review. We will send a direct letter to violators.

Old Business:

- The lakes are doing well. A Board member noticed kids from adjacent neighborhood fishing in our lakes and asked them to leave. The sign in front of the gate house is covered with vegetation – we need to cut it back.
- FedEx owes us for the gate damage. Mark will follow up.
- We will address the additional aerators at the March meeting.

New Business:

- Eli and Kip will get estimates on seal coating to be done in October.

Motion to adjourn was seconded. Motion passed. Meeting adjourned 11:10 a.m.

Next meeting 10 a.m., Saturday August 24th at the library.

Boynton Waters Board of Directors Meeting
August 24, 2013 at 10:00 a.m.
Boynton West Library

Roll Call (10:05 a.m.): Present at the meeting were Mark Halmo, Rob Galvin, Linda DePopolo, Eli Blinderman, Sandy Duckman.

Eli made a motion to approve the minutes from the May Board meeting; Robert seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Seventy-nine members are current on dues; 13 are at least 1 quarter in arrears.
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

Foreclosures / New residents / Tenant update:

- There are two foreclosures in process; Lot 40 situation remains in limbo, bank will not foreclose.
- Our current attorney is not making any progress on lot 40. Eli and Robert attended a HOA certification meeting and met an attorney who specializes in HOA matters. Mark asked Robert to ask Jeffery Rembaum, Esq. to address our community.
- There are 3 new residents (2 owners and 1 tenant)

Sealcoating:

- Eli got an estimate from The Paving Lady for \$10,169.00. He will follow up with them on a price to repair the street areas that have been damaged.
- Linda motioned to allot for \$12,000.00 to spend on repair and sealcoating – pending we have no major hurricane damage expenses.

Landscaping:

- Dead hedge behind Lakeside Ln (North) needs to be addressed. Max Nameth will speak with John who owns the adjacent nursery regarding what to plant and if we can use his irrigation.
- There are 11 coconut palms on the north edge of the lake that are infested with spiral whitefly. We need to cut them down and plant a different type of tree there
- The sprinklers on Aqua Vista are fixed.
- Lake - alligator weed behind Duckman's is getting long. Mark will ask the lake guy to trim it.

ARC:

- One request for paint. It was approved.
- To ensure we comply with the rules, a sign will go up on the gate 48 hours in advance if the ARC needs to have a meeting separate from the Board meeting.

Violations:

- The Board is sending the 14 day letters & including a hearing date of the next Board meeting.
- Chuck suggested the hedge being 4' back from the sidewalk be added to our rules and regulations.
- A committee (Mark, Linda, Chuck) will be assembled to define the rule change. The hurricane shutter rule will also be addressed. They will discuss the bylaws and rules and draft language for any new rules. The homeowners will be notified of proposed rules 14 days prior to a Board meeting.

Welcome Committee:

- Six people were contacted to be welcomed. Two families were visited last Saturday. Three families were busy and will schedule later visits. One person did not want to be visited.

Old Business:

- Sidewalk repair is complete
- Non-residents have been seen fishing on the property and were asked to leave (for the 2nd time)

New Business:

- Linda will complete the trespassing enforcement affidavit and get Mike Hanson to sign it, and return it to Chuck.
- Camera – we need at least 15 frames per second. Chuck is working with Pelco on camera.
- Keypad at gate entry system – screen is pixelating. We should get a replacement at no charge. Eli will follow up.

Linda made a motion to adjourn. Eli seconded. Motion passed. Meeting adjourned 11:55 a.m.

Next meeting 10 a.m., Saturday October 5th at the library.

**Boynton Waters Board of Directors Meeting
October 5, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:08 a.m.): Present at the meeting were Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Kip made a motion to approve the minutes from the May Board meeting; Sandy seconded. Motion passed.

Treasurer's Report:

- Report was distributed and balances were discussed.
- Six checks came in after the financials were prepared on Wednesday.
- Lot 40 is PAID
- Linda motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- One request for storm windows. It was approved.

Violations:

- Only one member of the Fine Enforcement Committee was present. Therefore, the violations hearings were not held.
- There was discussion on parking in the street and if it is a violations issue or a safety issue.
 - Should it even go through the violations process? If anyone gets hurt due to cars parked in the street, the whole community is liable.
 - In order for us to use the Sherriff's department to enforce parking issues, we need to be certified that our neighborhood is up to standards and within the guidelines of the Sherriff's Department (stop signs, curbs, etc.). This will cost between \$3 to \$5k.
 - Kip has put stickers on wind shields and is having some success.
 - Chuck suggested the Board pass an official rule regarding parking and fines for habitual offenders.
- Kip stated that Palm Beach County code says hedges are required to have a setback of 4 feet. Some hedges were planted on the property line between houses so in that case both homeowners are responsible. The Board needs to enforce the 4' setback.
- The hedge on the South side of Jog needs to be cut back from the sidewalk as it blocks the view of people trying to turn left out of the neighborhood.
- The fine enforcement was tabled for this meeting and will be held at the next meeting.
 - The Fines Committee needs to be formally appointed
 - Fines are to be levied for violations that are unresolved.
 - Robert made a motion to have Ursula head the Fines Committee. Eli seconded. Ursula accepted.
 - Linda will send out revised 14-day letters and notify the committees who received revised or new letters. The Fines Committee will review the violations prior to the next meeting / hearing.

Welcome Committee:

- They reached out to a few new families but have not received responses.

Foreclosures / New residents / Tenant update:

- Lot 8 pending foreclosure.
- Lots 40 and 78 are vacant.

Landscaping:

- Mark will follow up with John who owns the nursery behind us regarding a price on the Eureka palms for the east side of Lakeside Lane lake. We also need him to help us with irrigation of the new palms.
- A homeowner advised us that FP&L has an easement on the North side between our lake and the canal. Therefore we may want to treat the coconut palms, which are infested with whitefly as opposed to taking them down. FP&L will likely not let us plant anything if we remove the existing palms. We need to consider this, as we need to keep trees in that area.
- The ficus hedge on Jog Road is coming back from the whitefly – the treatment is working.
- The aerator on the North side of the exit is noisy. Kip will check it.

Old Business:

- It will cost \$1,925 to fix cracked curbs and storm drains. Linda made a motion to approve, Eli seconded. Motion passed.
- Yellow and blue safety markers for the hydrant locations are \$10.56 per marker. Blue markers are not necessary but the Fire Rescue said they do appreciate them being installed. Kip and Eli will replace them after the paving is done. The yellow markers will be installed as you approach the exit, and will be several feet apart.
- We will revisit the paving at the November meeting.
- Eli found a community sign with replaceable letters to use at the exit gate for meeting notifications. It is \$200 and has 4" letters. Robert motioned to spend up to \$300 on a new sign. Linda seconded. Motion passed.
- Gates – Per Kip, our motors are covered in the contract with Stanley. Stanley says they are not covered. Our contract is up in May. Kip and Eli got two proposals from other companies as we are unhappy with Stanley. Kip will get a copy of our signed agreement from Stanley. Kip will make sure we are covered for everything in a new contract with a new vendor. He will get 3 proposals. Stanley says our system is outdated but it is only 4 years old, so we disagree.
- We need Ethernet at the pedestal for the gate access system. Kip will look to see if we can run a CAT5 cable. We are currently using old dial-up technology, which is time consuming for Chuck and when he updates the system, the gates have to be open for about 45 minutes.
- Eli and Chuck will get an estimate on the license plate camera on the exit side.
- The pedestal holding the gate keypad is rusting.
- Robert proposed that the DVR and license plate camera are more important than the curb repair. We will table the curb repair until we get proposals for all gate security items.
- Robert motioned we spend \$200 to put the extension under the gate so that people cannot crawl under the gate. Linda seconded. Motion passed. Kip and Eli will do it.

New Business:

- None

Sandy made a motion to adjourn. Linda seconded. Motion passed. Meeting adjourned 11:45 a.m.

Next meeting 10 a.m., Saturday November 16th at the library.

**Boynton Waters Board of Directors Meeting
November 16 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the October Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Eli motioned to accept the treasurer's report; Kip seconded. Motion passed.

Welcome Committee:

- One new family is on Watercourse. The committee needs the phone number to contact them.

ARC:

- One request for fencing and replacement of sliding doors. It was approved.

Violations:

- *The President put the violations report on hold to discuss the issue of hurricane shutters:*
- The Board received a letter from a homeowner requesting to be 'grandfathered in' to have their shutters up all season long. That would go against our HOA rules. There was much discussion between the board and Association members in the audience about shutters being up all season, and if the rule should be changed (which would require a vote by the HOA at the Annual meeting in March). The homeowner stated his case, and the Board listened and offered compromise. One compromise brought forth was perhaps we could allow clear shutters on the sides of the house facing the street. Robert made a motion that we bring this up for vote at the March meeting. The question will be put on the ballot – it would require an amendment to the bylaws to modify the rules and regulations. Eli seconded. Motion passed.
- Violations (committee) – another community review is pending. The Violations Chair also formally asked the Board to enforce the parking violations as set forth by the previous Board.

Fine Enforcement:

- The committee reviewed the properties in question. For parking issues, they suggested we adopt an odd-even system.
- There was much discussion around parking, regarding how we handle frequent regular violators. The Board can have a car towed, if it is in the street or sidewalk.
- The 4 fines were addressed: Lot 13's homeowner was present and offer a resolution to his issue – he will follow up with the Board and let them know if he was able to make it work. Lot 39 responded via a Board member and is in process of taking care of his violation. There was no response to the 14-day letter nor was there representation for Lot 78 and Lot 59. Since no attempt to correct the ongoing violations was made, the board voted to fine those two homeowners. In both cases, if the violations are not addressed, the Board will take care of the issues and assess the properties for the cost.

New Business:

- We have a new refuse contractor – “Republic” and have been having issues with them. They limit debris to 6 cubic yards. Residents should call SWA at 697-2700, not the Board, with complaints.
- We need to remind the community there is no landscape debris before Sunday night.

Old Business:

- Landscaping – east side of lake on Lakeside (North). Mark is working with John at the nursery. It will be costly due to needing a backhoe dumpsters, purchase of plants. John will help us with irrigation.
- FPL – recommend people put a UPS on their critical components to protect from surges due to brown-outs. FP&L is trying to find the source of the brown-outs.
- Landscaping guidelines – we will have for the March meeting. Some of our guidelines are based on PBC code and we need to be mindful of that.
- Gates – Bill Sprigg helped Eli with Stanley – we will stay with them until April when our contract expires and then decide if we will renew.
- We will move ahead with the storm drains & sidewalks as was approved in the last meeting.
- Eli & Kip will get a contractor to estimate the swale drainage repair.
- We will contract to do the sealcoating after the first of the year due to the upcoming holidays and the inconvenience it could pose to the homeowners regarding parking and visitors.
- Kip suggested we start a fund of \$2,000 per year to save for the future replacement of the gate units. That will go on the agenda for the next meeting

Linda made a motion to adjourn. Sandy seconded. Motion passed. Meeting adjourned 12:20 p.m.

Next meeting 10 a.m., Saturday December 7th at the library.

**Boynton Waters Board of Directors Meeting
December 7, 2013 at 10:00 a.m.
Boynton West Library**

Roll Call (10:10 a.m)

Minutes of last meeting were approved.

Treasurer's Report:

- Report was distributed and bank balances were reviewed.
- Member balances were reviewed by the Board.
- Lot #78 is in foreclosure – being fined \$100 a day for roof violation.

Welcome Committee:

- No activity.

ARC:

- No activity

Violations:

- Drive-around is on hold until after the holidays

Old Business:

- Pressure cleaning for sidewalks & road gutters addressed for pricing per Kip. Green Earth – Eco Friendly recommended. Approx. \$2,130. Approved and motion passed.
- Differences on seal coating were brought up and discussed
- The security system was put on temporary hold (DVR & additional camera)
- The catch basins, sidewalk pressure cleaning, & road seal coating will take precedence and will go into effect in January. Total outlay will be approx.. \$12,000 to \$14,000.

New Business:

- March 2014 will be the annual meeting and elections.

Motion for adjournment.

Boynton Waters Board of Directors Meeting
January 25th, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the December Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- Mark mentioned we had additional expenses that were not budgeted for in 2013 such as treating ficus hedge systemically for whitefly and palm trees for spiral whitefly.
- There was discussion on Lot 40 – we will look into cleaning it up and putting a lien on the property (Ocwen Bank). We need to get electric in our name to run the sprinkler system.
- Linda motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Welcome Committee:

- The new resident list was presented to the welcome committee:
- Lot 16 sold, Lot 59 is renting, Lot 61 is for sale, Lot 69 is rented, Lot 84 is rented

ARC:

- 2 requests for paint were approved.

Violations:

- There will be a drive-around next Sunday
- The proposed hurricane shutter policy verbiage was read and discussed as to whether to add it to the ballot for the March meeting. Linda made a motion to accept it as written. Eli seconded. Motion passed.

Upcoming March HOA Meeting:

- Linda, Mark, and Eli will be leaving the Board
- Linda will send Robert a communication to send regarding confirmation of candidates and a short bio as well as a note about hiring a management company.
- Kip is getting proposals from various management companies.

Old Business:

- Hedge – east side of lake on Lakeside (North). Mark got a proposal for \$9,500 which includes all equipment, dumpsters, removal of all old dead ficus and roots, planting of eureka palms, and irrigation of the new trees to ensure they thrive. John at the nursery behind us has not been responsive and so we need to manage this on our own. Mark will get a more detailed estimate and Kip will negotiate it down.
- Swales – Eli and Mark will meet with the concrete guy to get specifics on the least expensive way to fix the stagnant water problem.
- Sealcoating – all notices went out
- Robert made a motion that we add another camera to the gate house at the cost of no more than \$1000. Eli seconded. Motion passed.
- Kip is working with Stanley to ensure the gates are set up for the sealcoating traffic re-routing
- All notices and schedules have been given to Trash, UPS, FedEx, landscaper, paper delivery, SWA, and Mail delivery people.

New Business:

- Cut down the leaning stalk of Bird of Paradise at the entrance gate.
- Trespassers: We have had to call the Sheriff on trespassers. Mark got Lake Worth Drainage to put a no trespassing sign by the canal area. We need 5 additional signs back in that area around the lake and canal to read ““POSTED: NO TRESPASSING, NO FISHING” BWHOA”. Need 2-inch letters. Kip will get them made.
- Aquatic Systems – has been doing a good job on the lake. Contract is up for renewal. We will renew.

Meeting adjourned 12:05 p.m.

Next meeting 10 a.m., Saturday February 22nd at the library.

Boynton Waters Board of Directors Meeting
February 22nd, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman,

Rob made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- There are three members in excess of 3 quarters' dues..
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- 2 requests were approved.

Welcome Committee:

- Lot 16 closed, Lot 84 and 59 are rented.
- There was discussion on how to know when people have moved in. Chuck will notify the Board when he activates gate access for new owners / renters.

Violations:

- There was a review last week.
- Satellite Dishes – the committee noted that some are on the fronts of houses or visible from the street. FCC regulations state that if it is in the optimal place for the signal strength that the HOA cannot make the owner move it. If the HOA wants the owner to move it, the HOA will have to pay any costs associated with the signal analysis and/or relocation of the dish.
- Hedges – code says 4' high in the front
- One violation from last review still outstanding. Mark will talk to the homeowner before we send a 14 day letter

Change to Rules and Bylaws:

- We will send a notice to the homeowners that we will vote at the annual March meeting on changing the bylaws to exclude REITS and Corporations from purchasing
- Robert proposed we modify the Rules and Regulations regarding rentals: Cannot rent a home within 2 years of purchase; rentals can be for no longer than 2 years without tenant application for renewal; the maximum number of rentals allowed at one time is 10%.
- Eli motioned to accept; Linda seconded. Motion passed.
- Eli, Kip, and Robert will get more information on the legal wording of this at the seminar on Tuesday.

Old Business:

- Paving Lady – we are not satisfied with the job and are holding \$3,000 payment until issues are rectified.
- Lakeside Lane North of lake – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500. Coconut Palm estimate = \$16,575. Eli motioned we move forward with Harry Maxine; Linda seconded. Motion passed. Kip will call him today.

- Lot 40 – We need to clean this up to protect our property values. Robert suggested we set a \$2,500 maximum for roof & driveway cleaning, and landscaping & irrigation. Linda motioned to move forward with the property cleanup. Eli seconded. Motion passed. We will recoup costs from the bank when they sell the property.
- Swale water drainage –
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks are being cleaned – Jog Road will be done also. No chemicals – environmentally safe.

New Business:

- Lot 78 will go up for on-line bank auction on 3/21. We never received the paperwork – they sent it to the wrong person at an old address so it must have been returned to sender. Only know because Linda found it in public records. Eli, Robert, and Kip will talk to the attorneys at the seminar to see if we have recourse against the bank for failure to notify.
- Eric Malkin – COWBRA – Agricultural reserve; we were promised by GL Homes and the County a park & civic center near the Canyons shopping center. They are not holding up their end of the bargain.
 - Also we are ¼ part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 11:58 a.m.

Next meeting is the annual homeowner’s meeting: 10 a.m., Saturday March 29th at the library.

Boynton Waters Annual Home Owners' Meeting
March 29, 2014 at 10 a.m.
Boynton West Library

Members of the Board present. Claus Brandrup, Eli Blinderman, Mike Hansen, Mark Halmo and Robert Galvin. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Statements were made by the candidates who were present.

Myra Ehrman, Jim Lockyer and Eli Blinderman were elected.

Discussion was heard regarding the hurricane shutter issue.

"If and only when a homeowner is away for an extended period of time (defined as "away for a period of two consecutive weeks or more"), application of transparent (defined as clear) shutters shall be allowed on street side facings of a home; "street side facing" defined as being the front of the house and in the event the house is located on a corner lot, that side of the house facing the street.

Removal of transparent (clear) shutters must occur within five days of the homeowners return at which time the existing rules and regulations would resume priority.

Transparent shutters (clear), applied as described above, may not be left in place during periods outside of hurricane season.

For named storms occurring outside the official hurricane season, existing rules and regulations shall be adhered to."

The issue was approved.

Eric Malkin made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Michelle Halmo seconded. Minutes were approved.

Treasurer's Report for Year-End 2013:

Bank balances and 2014 Budget were presented.

Eric Malkin made a motion to accept the Treasurer's Report. Larry Lofaro seconded. Treasurer's 2013 Report was approved.

2014 Budget:

The budget was presented. There was a question on street seal coating. It has been completed and final check is to be issued.

Boynton Waters is one of several communities in Boynton Waters Country Club: Alden Ridge, Country Fair, The Estates of Boynton Waters and The Enclave of Boynton Waters. In order to reduce our liability for neighboring communities, streets, lighting, lakes, etc, we should seek to exclude BW HOA from the neighboring communities in the Country Club. Only Alden Ridge and BW HOA have active HOA's.

We need to update our Declarations and ByLaws.

There was a question on the security system.

- Robert explained how to view the gate access camera from our web site.

Eric Malkin made a motion to approve the 2014 budget. Phil Kline seconded. Budget was approved.

Architectural Review Committee:

Discussion regarding Impact Windows and uniformity versus diversity within the neighborhood.

Welcoming Committee:

Difficulty in contacting new residents.

Violations Committee:

Violations presented a number of Violations past the 30 days.

2013 Projects:

Replace Landscaping across lake, East of Lake Side Lane with Areca Palms.

Sealcoating every 5 years, was completed with several complaints about trash truck and heavy vehicles leaving tracks while turning in Cul-de-Sacs.

Over fertilization is an unnatural enemy of our lake, which irrigate and fertilize our lawns.

Rather than making a rule, it was decided to educate our community to not over fertilize and prefer not to use fertilizer at all.

Aerators are working well at the entrance. Discussion was heard to extend these throughout the lake.

The current aerators have been rebuilt as many times as they can and will have to be replaced at a cost of approximately \$650 each x 2 aerators. Rebuilds are about \$135 but not as good as new and don't last as long as new.

We have removed 2 Alligators from our lake, however if the wildlife is not an eminent threat and they flee when approached, they are not removed.

Discussion was heard regarding preventative landscaping to reduce non residents from fishing and trespassing, to the extent of bringing in boats to our lake.

Trespass signs have been purchased and will be installed shortly.

We have had several youths entering our lakes to fish and discussion was heard on the best remedy to trespass with one warning. Prevention by environmental design. Our lake is catch and release. We do not own the lake shore by Country Fair to the South nor East and these youths are penetrating our hedges along Jog Road.

White Fly cost the HOA considerable expense and discussion was heard regarding the HOA offering lawn and landscape for the entire community. Several neighboring communities offer complete exterior services, including paint, at a monthly expense of over \$200.

It was suggested that our current dues of \$70 per month might have to be raised, especially if we have to hire outside management companies for current board responsibilities.

Many comments were brought up regarding how we could improve our community and the suggestion was that we establish a beautification committee, however no one volunteered.

Old Business:

Plantings at the Entry and Exit Gate are more natural than pristine.

New Business:

Discussion was heard regarding longer term maintenance, gates, access, streets, inclement weather and budgeting, with the overwhelming suggestion that the dues will have to be increased or hiring a management company, which will again, require increased dues.

Larry Berdoll made a motion to adjourn; Eli Blinderman seconded. The meeting was adjourned at approximately 11:50 am.

Boynton Waters Board of Directors Meeting
March 29th, 2014 at 11:45 a.m.
Boynton West Library

Roll Call (11:45 a.m.): Present at the meeting were the members elected at 2013 meeting: Kip Brandrup, Mike Hansen, Rob Galvin, (Re-Elected) Eli Blinderman, joined by our two newly elected members Jim Lockyer and Myra Ehrman.

Due to time constraints and the elections at the annual meeting, preceding the board meeting, the minutes from the February 2014 Board meeting were not read nor approved. This will be scheduled for the April 12th Meeting.

Treasurer's Report:

- 2013 Annual report was distributed, bank balances were reviewed and approved by the Members
- 2014 YTD Treasurer's Report has been distributed to the current Board Members.
- There are four homes with dues in excess of 3 quarters.
- A motioned to accept the treasurer's report will be pending at the next Board Meeting.

ARC:

- Requests were addressed at the Annual Meeting

Welcome Committee:

- Lot 78 was up for Auction and Listed with the MLS. Workers were present at the home this morning.
- Lot 69 has submitted renter's docs, which will be submitted for BackGround Verification and distributed to the board as soon as available.
- Lot 88 has submitted one application for sale, however three individuals are shown on the contract, so Eli is working with the realtors to receive completed applications.

Violations:

- Violations provided the board several homes, which remain in violation, to be addressed at the next meeting.

Change to Declarations, Bylaws and Rules and Regulations:

- The board needs to update our Declarations and ByLaws, thru the use of legal council.
- This will be a priority of the current administration.

Old Business:

- Paving Lady – Discussion was heard and the final \$3,000 payment was approved to be sent.
- Lakeside Lane North of lake is in process – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500.
- Lot 40 – We have cleaned this up to protect our property values. Costs will be billed to the residence.
- Lot 33, Foreclosure - Previous owners have moved out. Nick Jackson of EXIT Realty has taken the lead to bring the property up to community standards and will maintain the electricity and water, however he has asked that the association maintain the lawn and bill the associated fees.
- Swale water drainage – from February meeting.
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks have been cleaned – Jog Road has also been done. No chemicals – environmentally safe.

New Business:

- BW HOA is part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd., which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 12:15 p.m.

Next meeting is scheduled for 10 a.m., Saturday April 12th at the library.

Boynton Waters HOA Board of Directors Meeting
April 12, 2014 at 10 a.m.
Boynton West Library

- 1) Call to Order/Roll Call. Meeting started at 10:10 a.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandrup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, and Jim Lockyer.

- 2) Board of Directors:
 - a. Mike Hansen is President
 - b. "Kip" Claus Brandrup is Vice President
 - c. Myra is secretary
 - d. Rob is treasurer

- 3) Minutes for February and March, 2014 BOD Meetings were approved.

- 4) Treasurer's Reports.
 - Reports for February and March were approved.

- 5) Committee Reports
 - Welcome – New Residents have not been receptive.
 - We do have a package. Mike would like new residents to know billings go out in the emails.
 - Two new residents have moved in.
 - ARC - Five requests, Four approved, One Rejected
 - Notification left in mail box as homeowners not available when ARC rep went to tell them.
 - Violation process - Resident submitted ARC request after the fact.
 - Resident is now responsible for returning the residence to Pre Request state or in jeopardy of fines. Two board/committee members will approach the homeowners again in person.
 - Violations
 - Satellite dish can be moved if HOA pays the cost.
 - Two committee members walked around to check whether work for last month's violations have been addressed, and most have.
 - Outstanding violations, Secretary will send out a 14 day letter.
 - Owners can appeal to the Fines committee, prior to next Board meeting.
 - If there is no response, the Board can vote to begin Fines Process
 - Some violation repairs are known to be in process or completed, so those owners will not get the letter.

Parking violation stickers are being printed. We don't want to tow cars unless all other avenues have been unsuccessful.

- For short term parking was discussed.
- Under no conditions is parking is not allowed on both sides of the street due to safety hazard.
- Lakes & Landscaping
 - Lake is looking great.
 - Some landscaping has been addressed.
 - Newly formed committee has not met yet.
 - Hedges along Jog Rd have been trimmed.
 - The property on the south side of the lake is not owned by Boynton Waters, so we cannot plant there.

6) Old Business

- East of the Lake backing to Lakeside Lane and North of Aqua Vista - tree planting is in process.
- Swale water drainage - putting on hold.
- Lot 33 EXIT Reality - HOA has access key - electricity left on and to be paid by realtor so that irrigation pump will still work.
 - We are billing lawn maintenance expense which will be billed to EXIT Reality as are the HOA Dues.
- Lot 40 - cleanup complete and BOD was thanked for the work done there.
 - Lot 41 is irrigating new lawn out of graciousness.
- Lot 42 - fence request & guidelines - being sent to ARC.
- Lot 78 – Auction to United Reality - Utilities and lawn care. We're have seen some clean up. As Mason is not longer the owner, all gate remotes for Mason, BWL-078 are to be shut down. New owners can fill out application to get any remotes established under HOA Procedures.

7) New Business

- Gate Cameras – New Camera Installed, others relocated.
 - Max 8 cameras. New DVR would cost \$3,000
- Fence Restrictions and Easements
- Parking Violations – Focus on habitual offending residents.
 - Use discretion place under windshield wiper.
 - Board and violations committee members to apply stickers.
 - Motion passed to print up new parking violation stickers based on best price point.
 - Take a picture of the car demonstrating violation and send email to BWHOA boyntonwaters@gmail.com.

- A letter was presented as a suggestion to distribute to the community about parking issues. We have a process to follow before towing will occur. Before a car is towed, either the board or president has to approve.
- COWBRA offering a free course. Florida legislation re extra charge per member has been killed. Alden Ridge's attorney says The Country Club of Boynton Beach has not met in 20 years, therefore it may not have legal standing. Recommended we review documentation every 20 years, even though can go 30 years, and partner with Alden Ridge HOA to investigate our legal options. Look into adverse possession.
- Declarations and Rules & Regulations need to be updated.
- Board meetings suggested to alternate Wed. evenings at 7 p.m. with Saturday mornings the next month, based on library availability.
- Suggestion to use guardhouse to store BWHOA records so we have a central storage place. Look at exploring better security for guardhouse. Suggestion made that we look at scanning all records. Assess our recordkeeping needs and responsibilities for meeting next month.
- We need to discard old holiday decorations currently stored in the gatehouse.
- Paul Ehrman will maintain our website and has offered to rebuild it.

8) Meeting adjourned at 12:03p.m. Next meeting confirmed for Wed. May 7, 2014 at 7 p.m. in the Library small conference room. June meeting to be held on Sat. June 7 at 10 a.m.

Boynton Waters HOA Board of Directors Meeting
Wednesday, May 7, 2014 at 7 p.m.
Boynton West Library

1. Call to Order /Roll Call. Meeting called to order at 7:03 p.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, Jim Lockyer.

2. Minutes for April, 2014 BOD meeting were approved.

3. Treasurer's Report from April, 2014 BOD Meeting was approved. Treasurer's Report updated as of May 7, 2014 was reviewed.

4. Committee Reports
 - a. Welcome - no report.
 - b. ARC - one request has been approved.
 - c. Violations - follow up from last meeting. Many lots have hedges that are not within regulations. Chuck has prepared drawings with guidelines per lot type. Should we send a letter to the whole neighborhood with reminders of all major violations? We should vote on June 7 re new rules and regulations so they mirror county code. Refer to section of county code ULDC. Any hedge should be four feet back from property line. Motion from Jim that we follow up at June 7 meeting to look at and adopt county code Second from Eli. The committee will schedule a violations rounds.
 - d. Lakes & Landscaping - no report.

5. Old Business
 - a. Lot 33 – EXIT Realty, request for pool. Mike dealt with already, will go through permitting process if they want to proceed. Bank of America owns it, subcontracted to EXIT Realty. A lot has been done to fix it up. The grass is being cut by someone from the bank. We should stop paying for landscaping. Eli will call the realtor to find out what is happening.
 - b. Lot 40 – no change, continues to be maintained by BWHOA.
 - c. Lot 78 - need decision regarding fine. Decision to apply two \$1000 fines (\$1000 each for two violations), plus all assessable dues with late fees was passed. Remotes have been turned off.
 - d. Lot 88 – dumpster in driveway - now gone, looks like they are still doing work there.
 - e. Parking violations procedures, decisions and implementation – There was a brief review of the Declarations and By-laws for the process to be followed. We will reaffirm our contract with the towing company or find another towing company which is deemed reputable. We will place a sign on the Exit gating to say we will start towing vehicles effective immediately. We agreed to tow cars parked across the sidewalk and the swale, as this is county code. Stickers are available to members of the Violations Committee and the board. If a sticker is put under a car's windshield, the person identifying the

violation should take pictures and forward to chair of the Violations Committee. Illegally parked cars will be towed. The ARC can authorize parking for special situations, and community members should request in advance of planned events.

- f. Finalize the gate maintenance regarding software updates for access. We cannot get an internet connection from a remote location, a tech tried. Chuck suggests we put this on hold for now. For the gates themselves - the contract ended April 30. Stanley Hardware was at the gates today. We have not received a contract renewal yet. Victory Access is excellent, and can take care of everything for us. Should we getting a request for bids for one new, unified system? Follow up at June 7 meeting.
- g. Finalize selecting a lawyer so we can proceed with updating our files and protect our homeowners. Rob, Eli, and Kip will attend a round table on May 29 and will ask for recommendations; Jim also knows a HOA lawyer.
- h. Finalize implementing a security system for gate house. Bundle in with new security system for the gate. Breaking into the gate house is considered to be a low threat overall.

6. New Business

- a. Discussion of a fence/hedge line at the southwest part of the lake. Kip reported on different options. May want to look into planting cocoa plum, grows to 8' or more, and when it is thick enough, could replace the ficus hedge. Can we plant anything in the lake itself? Would also improve the quality of the lakes. We would have to get a guarantee from someone their plantings would be successful, given the slope of our lake. This is not the right time of year to plant. Do we want the fence? We can order over the internet and install ourselves. What about chain link fence with a hedge to discourage trespassers. What about the north end? We'll check that too, then look for a total solution.
- b. Signature update for BBT Bank accounts. We have to get some former, non-current board members off the accounts by removing them from the signature list.
- c. Added item - Kip has a quote regarding securing the guardhouse, as we talked about securing our records.
- d. Added item - Suggestion from Rob - \$16 / household per month to bring in a HOA management company to take over regular BWHOA duties. Need to discuss more thoroughly at June 7 meeting, plus get more bids.

7. Meeting adjourned at 8:35 p.m. The June meeting has been confirmed for Saturday, June 7 at 10 a.m. in the Library. The July meeting has been confirmed for Wednesday, July 9 at 7 p.m. in the Library.

Boynton Waters HOA Board of Directors Meeting
Saturday, June 7, 2014 at 10 a.m.
Boynton West Library

1. Call to Order /Roll Call.

Present at the meeting were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 10:05 a.m. Sandy left at 11 a.m. and Mike Hansen joined us at 11:15 a.m. Jim left at 12 noon.

2. Approve Previous Minutes from May, 2014 BOD Meeting

Minutes for May, 2014 BOD meetings

Motioned by Eli to approve the minutes.

Seconded by Jim.

Minutes were approved.

3. Treasurer's Report from May, 2014 BOD Meeting

Report for May was approved.

3 lots owe more than \$630, Q2, 2014 - 10 lots still outstanding.

Treasurer's Report Updated as of June 7, 2014 was reviewed.

Motioned by Eli to approve the Treasurer's report.

Seconded by Jim.

Treasurer's Report was approved.

4. Committee Reports

a. Welcome - Lot 42 has moved in, will go see them next Saturday.

b. ARC - Quiet, no known outstanding requests.

c. Violations - follow up from last meeting. No new report. Rob made a motion that the majority of the board should approve before a car is towed. The process should be to violate the first instance with a sticker, second violation for the same vehicle, assess a fine, and the third instance should result in towing. Eli seconded. Discussion followed. Decision to table the motion; addressed again later in the meeting when Mike proposed changes to the current BWHOA Rules and Regulations. List of current violations provided late in the meeting by the Violations committee chair.

d. Lakes & Landscaping - We are okay with the palms planted by Harry.

5. Old Business

a. Lot 33 – We would not give estoppel to a corporation, so the proposed purchasers backed down. It is back on the market. Rob made a motion that we cancel the contract with Harry to do landscaping for 2 months, as EXIT Realty is providing landscaping services, seconded by Eli. Motion passed.

b. Lot 40 – no change, continues to be maintained by BWHOA. Ocwen bank approached for information. The owner died without a will, so the property is going through probate. Between August-November, 2014, it should become clear who owns the house, and then someone will own the house, or the bank will move forward with selling it.

c. Update from HOA Round Table - Other associations manage guest parking with approval from ARC and time limit.

- d. Recommendations and Vote - BWHOA legal counsel. Will look to the management company for recommendation.
- e. Discussion of selective enforcement of violations - Tabled for now.
- f. **Review and Vote New Rules and Regulations - parking violations.** Mike made a motion to change Rules and Regulations to change Section 11. to read as follows:

Paragraph B. Parking of vehicles within the roadways shall only be permitted on even numbered sides of the roadway, except no parking shall be permitted within 50 feet of any stop sign/intersection, or within 15 feet of any fire hydrant.

Paragraph C. Vehicles of any type shall not be parked on any surface of a lot other than the paved section of the driveway specifically designed for the storage of vehicles. Vehicle shall not be permitted to block the sidewalk or common area of ingress-egress portion of the driveway in the common area of the lot.

Paragraph D. No overnight parking (midnight to 5 am) shall be permitted at any time in any of the common areas, roadways, or swales within the community except at the direction of the HOA for roadway repairs.

Paragraph G. -----strike (eliminate) the entire section-----

The motion was seconded by Jim.
The motion passed.

- g. Review and Vote New Rules and Regulations - landscaping. Tabled until next month.
- h. Review and decide re fence/hedge line at the southwest part of the lake. Motion by Mike to install 3 sections of fencing, with gates, and costs not to exceed \$ 2500. Eli seconded. Motion passed.
- i. Report and vote on management company- Motion by Eli that we go with First Service Residential management company on a trial basis (30 day notice to cancel), and that we temporarily assign a BWHOA business manager to help with the transition. Jim seconded the motion. Motion passed following discussion. It was agreed the contract will start on July 1, 2014. Either party can cancel with 30 days' written notice. Mike will sign the contract. Our neighborhood assigned liaison will start attending our meetings.

6. New Business

- a. Condition of Lot 49 - Needs attention. A couple of board members will look at the house and property after the meeting.
- b. Lake Flies – Email with picture or lake flies to be forwarded to Mark Halmo, asking him to address this with the company that treats the lake.
- c. Chuck cannot get a phone line to update our gate directory. Deferred to see what the new management company can address.

7. **Adjournment** – Next Meeting Scheduled for Wednesday, July 9 at 7 pm., Boynton West Library
Motion by Mike to Adjourn, seconded by Eli, at 12:30 p.m. August meeting scheduled for Saturday, August 16, at 10 a.m. in the Boynton West Library small conference room.

Boynton West HOA Board of Directors Meeting
Saturday, August 16, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – All members of the board in attendance. Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, Mike Hansen, and Jim Lockyer. Meeting called to order at 10:07 a.m.

2. **Approve Previous Minutes from July, 2014 BOD Meeting.** Motioned by Eli, seconded by Kip, to accept the minutes. The minutes were unanimously passed.

3. **Treasurer's Report from July, 2014 BOD Meeting.** Report for July was approved. Lot 40 is now paid up. Three households are more than two quarters behind in their dues. This is the first year our finances are in the red because of two big projects, street paving and hedges. Eli motioned, Kip seconded, accepted by all.

4. Committee Reports

a. **Welcome** - No update other than one new couple has taken ownership. Some question about irrigation pump change made by new owner.

b. **ARC** – No committee members in attendance. The chair is keeping the board informed. One architectural change was received, which has been approved for a lanai cover that others won't see. There has also been a new request for special parking permission from Myra. Decision to allow parking on the Aqua Vista swale, with nose in parking, signs for BWHOA Overflow special parking by permission, cones over the sprinkler heads. No parking over the sidewalk. Mike suggested automatically setting up overflow parking for major holidays.

c. **Violations** – For one family, there was an issue, now they are complying better. Decisions made to send board letters to Lots 46, 51, and 90, as the owners have not been responsive to violations or matters of concern previously brought to their attention. The expectation is these violations will be addressed by the next board meeting on September 6. Jim offered to speak to the owners of Lot 84 about a specific concern.

d. **Lakes & Landscaping** – Mike has been picking up palm tree treatments, and got manganese to green up the trees. Major issue - Mike has 3 out of 4 proposals back to trim ficus trees. One of the companies included trimming the center island at the gate. Rob made a motion to accept Duffy's proposal if they will charge us \$3500, Kip seconded, motion passed.

5. Old Business

a. Lot 33 - Exit Realty requesting estoppel again, we prefer to give it when there is a confirmed buyer.

b. Lot 40 - Getting fixed up, may be getting ready to sell.

c. Recommendation for a management company. Rob's workload has been reduced, thanks to Phil Kline and others. Eli and Jim did meet with Banyan Realty - \$750/month, best out of four out of five. Banyan said we can get a company to come in and look after violations related to streets and parking. Kip has one more company to interview. Jim offered to be backup to Rob and Phil.

d. Recommendations – BWHOA legal counsel – Eli and Jim. They spoke to two legal groups. SRHL recommended by Banyan, do many HOAs in our area, very impressive. Not looking for a retainer, \$225-275/ hour for most legal assistance, also has flat rates for some situations. Demand letter is \$90 + \$20 for quick title search, which should be part of the process. Demand

letter charges go directly to homeowner, if not paid, the firm will place a lien. Their going through legal declarations will probably cost about \$5000. Motion made by Eli, seconded by Myra to adopt SRHL - Siegfried, Rivera, Hyman, Lerner, DeLaTorre, Mars, Sobel - to be our legal representation. 1675 Palm Beach Lakes Blvd., Suite 500, West Palm Beach, Fl 33401, Phone 561-868-6780, Fax 561-296-5446. Laura Manning-Hudson and Jonathan Picard met with Eli and Jim. It was decided to forward to this firm to look after handling demand letters when homeowners are two quarters or more (\$ 420 or more) - in arrears for fines, assessments, and late fees. Rob motioned, Kip seconded, vote was unanimous to start the demand letter process for Lots 08, 39, and 66 immediately.

e. Review and Vote New Rules and Regulations – landscaping - previously discussed, Chuck to send Myra sketches.

f. Gate maintenance - Eli. Had a problem with number pad. Eli asked to get quotes for next meeting.

g. Discuss/ Approve Community newsletter – Update about considering using a management company, new Parking rules, SWA regulations re vegetation removal – Myra, Add we are now working w legal counsel and costs will be passed on to homeowners. Fine Enforcement Committee - looks over the board's shoulder. Board does the fining, hearing only held if homeowner requests it. Rob will take responsibility to email the newsletter, those who do not accept email will get delivered. A second newsletter issue will be sent in advance of the Annual Members' Meeting in March, 2015.

h. Towing agreement – Jim. We have community representatives who can authorize towing. A tow has been requested recently, homeowners aware. There has been a noticeable improvement with parking at that location.

i. Video cameras at the gate – Mike -- table for now.

6. New Business

a. Resident Garage Sales – Myra. Recent garage sales have been a concern. Do we want to specifically allow open houses, post for sale signs, allow golf carts, etc., as other decisions we can look at as a community? We need to hear from residents what changes are needed. Suggestions have been made to have community-decided garage sales, ie once a year, quarterly, etc., perhaps with a community party in the evening.

b. Declarations/regulations HOA review. What are we doing about getting declarations/regulations review process started? Mike will get first draft of revised bylaws to the board prior to the November board meeting. Bylaws can be more restrictive than declarations but not more lenient.

7. Adjourn – Next Meeting Scheduled for Saturday, September 6 at 10 a.m., Boynton West Library. The October meeting will be held on Wednesday, Oct 15 at 7 p.m. Mike motioned, Eli seconded, this meeting was adjourned at 11:51 a.m.

Boynton Waters Home Owners Association Board Meeting
Saturday, September 6, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, and Jim Lockyer. Regrets from Mike Hansen, Meeting called to order at 10:07 a.m.
2. **Approve Previous Minutes from August, 2014 BOD Meeting.** Motioned by Rob, seconded by Eli, to accept the minutes. The minutes were unanimously passed.
3. **Treasurer's Report from August, 2014 BOD Meeting.** Letters have gone out from attorneys to owners which are already three quarters past due; nine owners have Q3 dues still outstanding. One sale (lot 29), and one rental homes (lot 43) are coming in. Myra motioned, Eli seconded to accept the report. Report for August was approved.
4. **Committee Reports**
 - a. **Welcome** - No new activity.
 - b. **ARC** – Special event parking set up – Kip & Eli. Three different signs were offered. Recommendation to get a sign 12 X 18 inches posted, with black letters, Special Parking Call ARC. Recommendation that signs not be permanent, but something like a realtor's sign that is stored in guardhouse, to be put out on the special event date once the requesting resident has received permission from ARC for special parking. Myra provided a motion, seconded by Sandy, to follow Chuck's recommendation to put on the Aqua Vista swale temporary A-frame signs when special permission parking is in effect. Rob modified the motion by requesting that only board members have access to the signs, and a new parking application form be created and put on the website, and then an ARC or board member put out the signs on the day of the event and not before, and take away the signs afterwards. Motion passed with amendments.

Max provided the ARC update. July 23, house painting approved. August 13, screen covering over pool area was approved - looks good. Lot 91 requested landscaping, which was approved.

Lot 90 – ARC received a new request, including a rough drawing of what is planned for the front. Eventually the swing will no longer be visible. Agreement the plans are a big improvement. Tabled until later in meeting. Resumed discussion later in the meeting when lot 90 homeowner was present. Proposed time frame is to put in new plantings within the next few months, within six or seven months at the latest.
 - c. **Violations** – Update on Lots 46, 51, and 90, which were sent violation letters follow the August 16 board meeting. Lot 46 – we need to send a letter thanking them for cutting back the hedge, and we still expect the Agave to be moved back or cut it down. Lot 51 has taken clear shutters down. Lot 90 update was just discussed under ARC committee. Lot 21 has an ongoing parking issue. A certified letter went out within the last couple of days. A separate violation was identified at the same address, and if this recurs, it too will need to be addressed. Follow up at the next board meeting.
 - d. **Lakes & Landscaping** – Palm tree treatments and Ficus tree proposals updates. Duffy's thinned trees this past week, and did a good job. Palm trees have been treated with manganese.

The trees at front gate need to be regularly cut back so we get clear camera views. Kip and Eli will speak to Coconut Palm to ensure this is done. A concern raised is white fly recurring along Jog Rd - north of what Country Fair replaced. Eli to speak to Mark Halmo to determine how this should be addressed.

5. Old Business

- a. Lot 33 - Exit Realty has buyers under contract, although we have not received applications for approval yet.
- b. Lawyer review and demand letters update – Jim. Three demand letters have been sent to Lots 08, 39, and 66. The lawyers recommended we do our own demand letters. They recommend we send them out exactly as they do - send two letters to each address - one by regular mail, and one certified, with return receipt requested. If we have special assessments for capital improvements, and the homeowners haven't paid, we should send out demand letters 30 days after due to get paid. Our accounting process should be modified to show quarterly dues, as a line item, and any fines and interest should each have their own separate lines. The board agreed for lots that are one quarter overdue plus thirty days past due for the second quarter, that will be when the demand letter can be sent. Jim has agreed to take on the responsibility of sending out the demand letters as needed. The first date coming up that new demand letters should be considered will be November 1, 2014.
- c. Management company review, including proposal from Associated Property Management (APM) - Eli. This company works with 140 home owners association. Jim motioned that the board review the proposals from APM and Banyan (now GRS management associates) between now and next board meeting on Oct. 15, and vote on a final decision at the next board meeting. Seconded by Myra. Vote carried. Eli was asked to send out again the proposals under consideration.
- d. Gate maintenance quotes review - Eli - table for now.
- e. Community newsletter – August Issue completed, no suggestions for improvement for next issue.
- f. Lot 84 update – Jim. Jim spoke to the residents, as we've had some complaints about decor. The window cover is going to stay up, as it is hung on an interior wall of the house. A comment from homeowner was made that board should have handled this concern differently, and active discussion ensued. No additional board action will be taken.

6. New Business

- a. Request that we have a discussion next meeting that we put a sign on the incoming gate with our parking rules, and stating special guest parking can be requested. We should also discuss Aqua Vista swale parking for specific annual holidays.

7. **Adjourn** – Next Meeting is scheduled for Wednesday, October 15 at 7 p.m., Boynton West Library, Based on meeting room availability, the November meeting will be held on Saturday, November 22 at 10 a.m. It was motioned by Sandy, and seconded by Jim, to adjourn at 12:10 pm.

Boynton Waters Home Owners Association Board Meeting
Wednesday, October 15, 2014 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 7:00 p.m. Mike Hansen arrived at 7:14 p.m. Quorum in attendance.

2. **Approve Previous Minutes from September, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.

3. **Treasurer's Reports**

a. From September, 2014 BOD Meeting. Two households > \$630 or three quarters past due for HOA fees; five households are more than two quarters past due; and 12 households have not yet paid for Qtr 4, which was due by October 1. We have 90 members current for Q1. BWL - 039 going up for public auction. Jim motioned we should proceed with lien for lots 066 and 008; and send demand letters for Lots 077, 059, 088, and 040. Seconded by Myra, motion passed.

b. Budget Review and Preparation - Table until Nov. meeting - Jim motioned, Eli seconded, motion passed.

4. **Committee Reports**

a. **Welcome** - Two new households moved in since last meeting.

b. **ARC – Current Requests** – Max Nameth – Several requests have been approved. Landscaping coming on Water Course Way; plus tree removal to be replaced, house-painting, new front door and garage door - painting acceptable. Special parking set up review – Kip & Eli. Nose in parking needs to be reinforced with guests. Also the sign spelling out parking requirements and infractions is to be moved from the Exit gate to the Entrance gate.

c. **Violations** – Mike has been contacted by several residents and has been told by them that the owners will correct their violations. Violations Committee goes out as a group, and when a majority of committee (there are 4 households represented on the committee) agrees, a violation is issued. Update Lot 46 - change requested by second letter was made as requested; Lot 21 Parking Issue Update – no recent infractions. Agreement by the board that no exceptions are to be made, everyone treated equally although we are sympathetic to this household. We need fourth member for Blake's Towing, as one person who had agreed to assist and sign for towing decisions had to withdraw for personal reasons. Eric Malkin will join Fines & Enforcement committee and needs to be added to Blake's list to approve a tow, and Jim Lockyer also agreed to be added to the list to approve a tow; - these changes will need to be made with Blake's. Sign at entry gate pad or gate regarding BWHOA parking rules – Chuck Mucciolo – agreement to change location of current sign per above; Lot 73 Palm trees – Jim - a tree is a tree, we can't regulate the size, so no vote; Do boats get violations? - Jim - table until a later meeting.

d. **Lakes & Landscaping** – We still have kids fishing in our lakes, recommendation to plant bullrushes, etc. Eli and Kip asked to look into cost of special planting - bullrushes and arrowhead, plus cost of two fences. Area across from the Aqua Vista Blvd. needs to be included as people have been seen fishing there several times as well.

e. **COWBRA** - FPL update - cases for power lines are being hardened, will also have to work on underground lines, which are susceptible to flooding.

5. **Old Business**

- a. Lot 33 - Bank wants more paper before approving, prospective buyers to close soon.
- b. Management company – brief review and vote on decision. Jim motioned, Kip seconded, that we contract with APM, Associated Property Management, on a three month trial basis. Motion has passed, and contract needs to be signed. Kip has identified a new community resident who is willing to look after the bookkeeping.
- c. Gate issues – Premature closing of left Entrance gate resulting in damage to a visitor’s car - Eli. Motioned by Myra, seconded by Eli to reimburse the visitor for car scratches- vote 3 in favor, 4 opposed for BWHOA to reimburse the owner, motion failed.
- d. Gate maintenance quotes review- Eli. We have an issue with the phone line. Gates open with significant flooding. Suggestion that replacement camera system be bundled with replacement of underground wiring. Need higher definition camera system to see details better. Cost will be between \$ 4- 6 K. Those getting estimates need to bring back costs to next meeting.
- e. Discussion re declarations needing to be redone. Mike has started to work on recommendations, to have back to board members by Nov. 8, to be discussed at November meeting.

6. **New Business**

- a. Lot 7 – Legal paper work – Mike - not our community, not BWHOA Lot 007. We got papers because we're still part of Boynton Beach Country Club. This is one of the main reasons we want to update our documents.
- b. Flags at entrance – Eli. Request to change POW flag, decision to keep as is.
- c. Replacement of aerators – Eli - noisy, should be replaced. Agreed we will not replace for noise, just for equipment functional failure.
- d. Speed bumps - Eli - friend listing on eBay, we'll see if we get a response.
- e. Sandy Duckman resigned from the board for personal reasons, and received a round of applause for his service.
- f. Lot 28 – Neighbors have a palm tree on their property which self-prunes and falls on owners' roof, which damages the owners’ roof. Neighbor not in residence, other resident offered to reach out to palm tree owners. We also may be able to speak to landscaper for the property.
- g. Holiday decorations - Rob made motion that we pre-approve spending up to \$1500 for decorations, no seconder, so this was not a viable motion.

7. Adjourn – Next Meeting Scheduled for November 22 at 10 a.m. needs to be changed so we can use the large conference room. November meeting will probably be held on November 17 or 18 , starting at 6:30 p.m., Boynton West Library. Our last meeting of the year will be Saturday, December 13 @ 10 a.m. This meeting was adjourned at 8:38 p.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Tuesday, November 18, 2014 at 6:30 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 6:39 pm. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Meredith Rubin from APM attended as a representative from our new management company.
2. **Approve Previous Minutes from October, 2014 BOD Meeting.** Eli motioned Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From October, 2014 BOD Meeting Jim motioned, Myra seconded, motion passed to accept the report. Lot 066 and Lot 008 are still outstanding, and are being liened, now with the lawyer. Lots 57 and 77 got paid. Lot 39 we got full monies except for this quarter. Two households > \$630 outstanding. Thirteen members still outstanding for current dues.
 - b. November will operate financially as usual. December will be the transition month where financial reins will be assumed by APM. Homeowners will be able to make dues payments by different routes, including automatic payments, coupons, check, credit cards. A welcome letter will be sent out to explain the different options.
 - c. Budget Review and Preparation for 2015. Jim made a motion that effective January 1, 2015 each household maintenance assessments be raised by \$30 per month, to \$100 per month, \$300 per quarter, which is a total of \$1200 per year. We can have a budget meeting during our next scheduled meeting on December 13, 2014. Motion seconded by Kip, vote was unanimous.
4. **Committee Reports**
 - a. Welcome – New residents in attendance, plus new owners at lot 33 have been welcomed.
 - b. ARC – Max Nameth provided the report of new requests.
 - c. Violations – current violations. Chuck provided a list of violations still outstanding. In one instance, there was an unsuccessful attempt to deliver a certified letter – never got signed as being received by the owner. Is that acceptable proof that we have tried to deliver a notice? Yes, representative made the effort. Can we use email as a delivery method? We should send notices by regular mail, registered mail, and by fax or email, to make sure we've made every attempt to reach the owner.
 - d. Lakes & Landscaping – Question whether we need to weed Areca palms – will self-prune, and do not need to be fertilized. We will monitor to see if they are distressed. Several plants on Jog Rd. which we paid for are now dead. We need to go back to landscaper for warranty replacement. Timers for Aqua Vista need to be reset for early morning, as they are now irrigating in the afternoon.
5. **Old Business**
 - a. Management company APM update – We are now contracted with APM. Mike has signed off on the welcome letter.
 - b. BWHOA Document Review and Proposed Changes – Mike – Now has a new version of Word which will convert to .pdf documents. Every revision that is being made is being identified as needing legal review. Big issue that we have is Boynton Beach Country Club is still master association (which maybe in bankruptcy). Jim was asked to call our legal firm to determine what could be done, and what would be our best course of action. We need to get new bylaws.
 - c. Gate issues and maintenance quotes review- Kip & Eli. A lot of time was spent doing research and looking into two-three companies. One company was invited to come and inspect. AGS All Gatesystems of Fla., Inc. provided the results of their inspection, and their quote to replace necessary parts. Further discussion was tabled until next meeting, to give the board members time to review the proposals, and will be included as part of the budget

preparation considerations. Myra made the motion again, seconded by Eli again, to reimburse the visitor for car scratches, which was reported at the October 15, 2014 meeting. The motion failed for a second time.

- d. Gate phone line – Rob suggested we get a Magic Jack for Chuck to use to update the gate directory (\$60/ year). Myra motioned, and Jim seconded, that BWHOA pick up the cost of a Magic Jack. Motion passed.
- e. Gate cameras – Rob has done investigation. Suggestion made to purchase a 16-22 channel system with 2 TB hard disk. Good license plate camera could cost \$1200 on its own. We need to see more specs before making a decision.
- f. Update re additional gates, fencing, landscaping for security – Kip had one quote for \$8866 for new fencing. He expects to get another quote the day after the meeting. Bulrushes planted strategically can spread. Rob made a motion to spend up to \$1000 for waterscaping. Eli seconded, and the motion passed.
- g. Visitor parking over the holidays. Jim suggested doing spray painting of spaces on the grass, to mark out where people should be parking. Mike requested there be special parking set up for Thanksgiving. Will revisit this discussion at the December meeting.

6. New Business

- a. Remote Control Applications from Residents. Question if resident has been approved, and if there are children 18 years or older, should we do background check on these people.
- b. Estoppel Fees and Monthly Maintenance Fees – There will be a \$225 Estoppel fee if APM does this for us. Jim or Barbara Souto have volunteered to do this for new applicants. To be discussed more fully at the next meeting.
- c. Demand letter criteria – Jim – if people are late in payments, should we be doing demand letters sooner. Should we be charging late fees after 30 days? Suggestion that we let APM get settled before making a decision.
- d. Country Fair grass cleanup – Mike has left 3 messages and has not heard back from the property management.
- e. Rob made a motion again that we spend up to \$1500 for holiday decorations. No seconder, once again this was not a viable motion.

7. Adjourn – Meeting adjourned at 8:53 p.m. Next Meeting Scheduled for Saturday, December 13 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, December 13, 2014 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** — Meeting was called to order at 10:06 a.m. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Brian McEntee from APM attended as a guest.
2. **Approve Previous Minutes from November, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From November, 2014 BOD Meeting. Two households are more than 2 quarters overdue. Eli had official knock on his door, Lot 40 is now in foreclosure, will be put up in auction in a couple of months. Rob thought QuickBooks had been turned off re statements, the statements were sent automatically, so he sent an email retracting the incorrect invoices. APM then issued invoices for the correct amount due, which is now \$300.00 / quarter. Lot 66 has been lienied as of November, 2014, for a total of \$1231.25 now due. Lot 008 will be lienied as well. Kip motioned to accept, Eli seconded, to accept the report, and the motion passed.
 - b. Budget Review and Preparation. APM will look at our current insurance policies and give feedback. Following active discussion by the board, Eli motioned, Myra seconded, motion passed to accept the proposed budget as modified during the discussion.
4. **Committee Reports**
 - a. Welcome – New resident attending the meeting was welcomed.
 - b. ARC – Can turn around parking permit requests within 24 hours. New requests for house painting, gray paver walkway leading from driveway, and parking request for this evening.
 - c. Violations – No representative from the committee attended.
 - d. Lakes & Landscaping – Couple of dead trees will be replaced. We need to have hedges assessed for new pest.
5. **Old Business**
 - a. Management company APM update – Per Brian, everything is set up. APM uses an online invoice approval system, which will allow board members to sign in, see invoices, and approve or disapprove. Multiple options for residents regarding paying the quarterly dues.
 - b. BWHOA Document Review and Proposed Changes – Mike – Another resident emailed changes that were suggested previously. We can send out with the next newsletter, which needs to be sent out by January, so residents can have a look and respond.
 - c. Boynton Beach Country Club, Inc. Update – Jim – This does not exist any longer; it ceased to exist in 1985, when annual filing stopped. Boynton Beach Country Club Property Owners Association, Inc. does exist. Legal will continue to look into this for us.
 - d. Gate issues and maintenance quotes review- replace loops and wiring to the loops at least - Kip & Eli. We are waiting for another one-two quotes to come in, so no vote at this meeting.
 - e. Gate cameras – Rob – We can put in a new system when we do all the work for the new gates.
 - f. Update re additional gates, fencing, landscaping for security. Eli made a motion that we spend up to \$7500 to put in additional fencing and gates, seconded by Kip, motion passed.
 - g. Visitor parking over the holidays – Leave as is per current Rules & Regulations. Special ARC parking to stay in place until the end of this year, for visitors coming for the holidays.
 - h. Estoppel fees and monthly maintenance fees. APM charges \$225 for the Estoppel fee, could also do background check (processing \$65 per person) and screening for additional fees (\$76). Brian said most associations get \$100 application fee as income. APM can modify our documents, which can be done by January 1, 2015. Rob made a motion to have APM do all

our entry applications, with all costs and fees to go to APM, Jim seconded, motion passed. APM can manage all rental leases regarding start and end dates.

6. New Business

- a. Lot 21 – trailer parking for business purposes, and enforcement of article VI, section 14 of our declarations. We need to send an official board response to the resident, we do not have the authority to create exceptions to the By-laws. There is an option for the resident to expand own driveway.
- b. All sidewalks when cleaned again should be re-sealed, as the concrete has become porous.

- 7. Adjourn** – Meeting adjourned at 12:07 p.m. **Next Meeting scheduled for Saturday, January 31, 2015, at 10:00 a.m., Boynton Waters Library. February meeting is now scheduled for Saturday, February 21, 2015 at 12:15 p.m. (note later start time; no earlier slot available).**

Boynton Waters Board of Directors Meeting
January 25th, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the December Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- Mark mentioned we had additional expenses that were not budgeted for in 2013 such as treating ficus hedge systemically for whitefly and palm trees for spiral whitefly.
- There was discussion on Lot 40 – we will look into cleaning it up and putting a lien on the property (Ocwen Bank). We need to get electric in our name to run the sprinkler system.
- Linda motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Welcome Committee:

- The new resident list was presented to the welcome committee:
- Lot 16 sold, Lot 59 is renting, Lot 61 is for sale, Lot 69 is rented, Lot 84 is rented

ARC:

- 2 requests for paint were approved.

Violations:

- There will be a drive-around next Sunday
- The proposed hurricane shutter policy verbiage was read and discussed as to whether to add it to the ballot for the March meeting. Linda made a motion to accept it as written. Eli seconded. Motion passed.

Upcoming March HOA Meeting:

- Linda, Mark, and Eli will be leaving the Board
- Linda will send Robert a communication to send regarding confirmation of candidates and a short bio as well as a note about hiring a management company.
- Kip is getting proposals from various management companies.

Old Business:

- Hedge – east side of lake on Lakeside (North). Mark got a proposal for \$9,500 which includes all equipment, dumpsters, removal of all old dead ficus and roots, planting of eureka palms, and irrigation of the new trees to ensure they thrive. John at the nursery behind us has not been responsive and so we need to manage this on our own. Mark will get a more detailed estimate and Kip will negotiate it down.
- Swales – Eli and Mark will meet with the concrete guy to get specifics on the least expensive way to fix the stagnant water problem.
- Sealcoating – all notices went out
- Robert made a motion that we add another camera to the gate house at the cost of no more than \$1000. Eli seconded. Motion passed.
- Kip is working with Stanley to ensure the gates are set up for the sealcoating traffic re-routing
- All notices and schedules have been given to Trash, UPS, FedEx, landscaper, paper delivery, SWA, and Mail delivery people.

New Business:

- Cut down the leaning stalk of Bird of Paradise at the entrance gate.
- Trespassers: We have had to call the Sheriff on trespassers. Mark got Lake Worth Drainage to put a no trespassing sign by the canal area. We need 5 additional signs back in that area around the lake and canal to read ““POSTED: NO TRESPASSING, NO FISHING” BWHOA”. Need 2-inch letters. Kip will get them made.
- Aquatic Systems – has been doing a good job on the lake. Contract is up for renewal. We will renew.

Meeting adjourned 12:05 p.m.

Next meeting 10 a.m., Saturday February 22nd at the library.

Boynton Waters Board of Directors Meeting
February 22nd, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman,

Rob made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- There are three members in excess of 3 quarters' dues..
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- 2 requests were approved.

Welcome Committee:

- Lot 16 closed, Lot 84 and 59 are rented.
- There was discussion on how to know when people have moved in. Chuck will notify the Board when he activates gate access for new owners / renters.

Violations:

- There was a review last week.
- Satellite Dishes – the committee noted that some are on the fronts of houses or visible from the street. FCC regulations state that if it is in the optimal place for the signal strength that the HOA cannot make the owner move it. If the HOA wants the owner to move it, the HOA will have to pay any costs associated with the signal analysis and/or relocation of the dish.
- Hedges – code says 4' high in the front
- One violation from last review still outstanding. Mark will talk to the homeowner before we send a 14 day letter

Change to Rules and Bylaws:

- We will send a notice to the homeowners that we will vote at the annual March meeting on changing the bylaws to exclude REITS and Corporations from purchasing
- Robert proposed we modify the Rules and Regulations regarding rentals: Cannot rent a home within 2 years of purchase; rentals can be for no longer than 2 years without tenant application for renewal; the maximum number of rentals allowed at one time is 10%.
- Eli motioned to accept; Linda seconded. Motion passed.
- Eli, Kip, and Robert will get more information on the legal wording of this at the seminar on Tuesday.

Old Business:

- Paving Lady – we are not satisfied with the job and are holding \$3,000 payment until issues are rectified.
- Lakeside Lane North of lake – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500. Coconut Palm estimate = \$16,575. Eli motioned we move forward with Harry Maxine; Linda seconded. Motion passed. Kip will call him today.

- Lot 40 – We need to clean this up to protect our property values. Robert suggested we set a \$2,500 maximum for roof & driveway cleaning, and landscaping & irrigation. Linda motioned to move forward with the property cleanup. Eli seconded. Motion passed. We will recoup costs from the bank when they sell the property.
- Swale water drainage –
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks are being cleaned – Jog Road will be done also. No chemicals – environmentally safe.

New Business:

- Lot 78 will go up for on-line bank auction on 3/21. We never received the paperwork – they sent it to the wrong person at an old address so it must have been returned to sender. Only know because Linda found it in public records. Eli, Robert, and Kip will talk to the attorneys at the seminar to see if we have recourse against the bank for failure to notify.
- Eric Malkin – COWBRA – Agricultural reserve; we were promised by GL Homes and the County a park & civic center near the Canyons shopping center. They are not holding up their end of the bargain.
 - Also we are ¼ part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 11:58 a.m.

Next meeting is the annual homeowner’s meeting: 10 a.m., Saturday March 29th at the library.

Boynton Waters Annual Home Owners' Meeting
March 29, 2014 at 10 a.m.
Boynton West Library

Members of the Board present. Claus Brandrup, Eli Blinderman, Mike Hansen, Mark Halmo and Robert Galvin. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Statements were made by the candidates who were present.

Myra Ehrman, Jim Lockyer and Eli Blinderman were elected.

Discussion was heard regarding the hurricane shutter issue.

"If and only when a homeowner is away for an extended period of time (defined as "away for a period of two consecutive weeks or more"), application of transparent (defined as clear) shutters shall be allowed on street side facings of a home; "street side facing" defined as being the front of the house and in the event the house is located on a corner lot, that side of the house facing the street.

Removal of transparent (clear) shutters must occur within five days of the homeowners return at which time the existing rules and regulations would resume priority.

Transparent shutters (clear), applied as described above, may not be left in place during periods outside of hurricane season.

For named storms occurring outside the official hurricane season, existing rules and regulations shall be adhered to."

The issue was approved.

Eric Malkin made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Michelle Halmo seconded. Minutes were approved.

Treasurer's Report for Year-End 2013:

Bank balances and 2014 Budget were presented.

Eric Malkin made a motion to accept the Treasurer's Report. Larry Lofaro seconded. Treasurer's 2013 Report was approved.

2014 Budget:

The budget was presented. There was a question on street seal coating. It has been completed and final check is to be issued.

Boynton Waters is one of several communities in Boynton Waters Country Club: Alden Ridge, Country Fair, The Estates of Boynton Waters and The Enclave of Boynton Waters. In order to reduce our liability for neighboring communities, streets, lighting, lakes, etc, we should seek to exclude BW HOA from the neighboring communities in the Country Club. Only Alden Ridge and BW HOA have active HOA's.

We need to update our Declarations and ByLaws.

There was a question on the security system.

- Robert explained how to view the gate access camera from our web site.

Eric Malkin made a motion to approve the 2014 budget. Phil Kline seconded. Budget was approved.

Architectural Review Committee:

Discussion regarding Impact Windows and uniformity versus diversity within the neighborhood.

Welcoming Committee:

Difficulty in contacting new residents.

Violations Committee:

Violations presented a number of Violations past the 30 days.

2013 Projects:

Replace Landscaping across lake, East of Lake Side Lane with Areca Palms.

Sealcoating every 5 years, was completed with several complaints about trash truck and heavy vehicles leaving tracks while turning in Cul-de-Sacs.

Over fertilization is an unnatural enemy of our lake, which irrigate and fertilize our lawns.

Rather than making a rule, it was decided to educate our community to not over fertilize and prefer not to use fertilizer at all.

Aerators are working well at the entrance. Discussion was heard to extend these throughout the lake.

The current aerators have been rebuilt as many times as they can and will have to be replaced at a cost of approximately \$650 each x 2 aerators. Rebuilds are about \$135 but not as good as new and don't last as long as new.

We have removed 2 Alligators from our lake, however if the wildlife is not an eminent threat and they flee when approached, they are not removed.

Discussion was heard regarding preventative landscaping to reduce non residents from fishing and trespassing, to the extent of bringing in boats to our lake.

Trespass signs have been purchased and will be installed shortly.

We have had several youths entering our lakes to fish and discussion was heard on the best remedy to trespass with one warning. Prevention by environmental design. Our lake is catch and release. We do not own the lake shore by Country Fair to the South nor East and these youths are penetrating our hedges along Jog Road.

White Fly cost the HOA considerable expense and discussion was heard regarding the HOA offering lawn and landscape for the entire community. Several neighboring communities offer complete exterior services, including paint, at a monthly expense of over \$200.

It was suggested that our current dues of \$70 per month might have to be raised, especially if we have to hire outside management companies for current board responsibilities.

Many comments were brought up regarding how we could improve our community and the suggestion was that we establish a beautification committee, however no one volunteered.

Old Business:

Plantings at the Entry and Exit Gate are more natural than pristine.

New Business:

Discussion was heard regarding longer term maintenance, gates, access, streets, inclement weather and budgeting, with the overwhelming suggestion that the dues will have to be increased or hiring a management company, which will again, require increased dues.

Larry Berdoll made a motion to adjourn; Eli Blinderman seconded. The meeting was adjourned at approximately 11:50 am.

Boynton Waters Board of Directors Meeting
March 29th, 2014 at 11:45 a.m.
Boynton West Library

Roll Call (11:45 a.m.): Present at the meeting were the members elected at 2013 meeting: Kip Brandrup, Mike Hansen, Rob Galvin, (Re-Elected) Eli Blinderman, joined by our two newly elected members Jim Lockyer and Myra Ehrman.

Due to time constraints and the elections at the annual meeting, preceding the board meeting, the minutes from the February 2014 Board meeting were not read nor approved. This will be scheduled for the April 12th Meeting.

Treasurer's Report:

- 2013 Annual report was distributed, bank balances were reviewed and approved by the Members
- 2014 YTD Treasurer's Report has been distributed to the current Board Members.
- There are four homes with dues in excess of 3 quarters.
- A motioned to accept the treasurer's report will be pending at the next Board Meeting.

ARC:

- Requests were addressed at the Annual Meeting

Welcome Committee:

- Lot 78 was up for Auction and Listed with the MLS. Workers were present at the home this morning.
- Lot 69 has submitted renter's docs, which will be submitted for BackGround Verification and distributed to the board as soon as available.
- Lot 88 has submitted one application for sale, however three individuals are shown on the contract, so Eli is working with the realtors to receive completed applications.

Violations:

- Violations provided the board several homes, which remain in violation, to be addressed at the next meeting.

Change to Declarations, Bylaws and Rules and Regulations:

- The board needs to update our Declarations and ByLaws, thru the use of legal council.
- This will be a priority of the current administration.

Old Business:

- Paving Lady – Discussion was heard and the final \$3,000 payment was approved to be sent.
- Lakeside Lane North of lake is in process – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500.
- Lot 40 – We have cleaned this up to protect our property values. Costs will be billed to the residence.
- Lot 33, Foreclosure - Previous owners have moved out. Nick Jackson of EXIT Realty has taken the lead to bring the property up to community standards and will maintain the electricity and water, however he has asked that the association maintain the lawn and bill the associated fees.
- Swale water drainage – from February meeting.
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks have been cleaned – Jog Road has also been done. No chemicals – environmentally safe.

New Business:

- BW HOA is part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd., which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 12:15 p.m.

Next meeting is scheduled for 10 a.m., Saturday April 12th at the library.

Boynton Waters HOA Board of Directors Meeting
April 12, 2014 at 10 a.m.
Boynton West Library

- 1) Call to Order/Roll Call. Meeting started at 10:10 a.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandrup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, and Jim Lockyer.
- 2) Board of Directors:
 - a. Mike Hansen is President
 - b. "Kip" Claus Brandrup is Vice President
 - c. Myra is secretary
 - d. Rob is treasurer
- 3) Minutes for February and March, 2014 BOD Meetings were approved.
- 4) Treasurer's Reports.
 - Reports for February and March were approved.
- 5) Committee Reports
 - Welcome – New Residents have not been receptive.
 - We do have a package. Mike would like new residents to know billings go out in the emails.
 - Two new residents have moved in.
 - ARC - Five requests, Four approved, One Rejected
 - Notification left in mail box as homeowners not available when ARC rep went to tell them.
 - Violation process - Resident submitted ARC request after the fact.
 - Resident is now responsible for returning the residence to Pre Request state or in jeopardy of fines. Two board/committee members will approach the homeowners again in person.
 - Violations
 - Satellite dish can be moved if HOA pays the cost.
 - Two committee members walked around to check whether work for last month's violations have been addressed, and most have.
 - Outstanding violations, Secretary will send out a 14 day letter.
 - Owners can appeal to the Fines committee, prior to next Board meeting.
 - If there is no response, the Board can vote to begin Fines Process
 - Some violation repairs are known to be in process or completed, so those owners will not get the letter.

Parking violation stickers are being printed. We don't want to tow cars unless all other avenues have been unsuccessful.

- For short term parking was discussed.
- Under no conditions is parking is not allowed on both sides of the street due to safety hazard.
- Lakes & Landscaping
 - Lake is looking great.
 - Some landscaping has been addressed.
 - Newly formed committee has not met yet.
 - Hedges along Jog Rd have been trimmed.
 - The property on the south side of the lake is not owned by Boynton Waters, so we cannot plant there.

6) Old Business

- East of the Lake backing to Lakeside Lane and North of Aqua Vista - tree planting is in process.
- Swale water drainage - putting on hold.
- Lot 33 EXIT Reality - HOA has access key - electricity left on and to be paid by realtor so that irrigation pump will still work.
 - We are billing lawn maintenance expense which will be billed to EXIT Reality as are the HOA Dues.
- Lot 40 - cleanup complete and BOD was thanked for the work done there.
 - Lot 41 is irrigating new lawn out of graciousness.
- Lot 42 - fence request & guidelines - being sent to ARC.
- Lot 78 – Auction to United Reality - Utilities and lawn care. We're have seen some clean up. As Mason is not longer the owner, all gate remotes for Mason, BWL-078 are to be shut down. New owners can fill out application to get any remotes established under HOA Procedures.

7) New Business

- Gate Cameras – New Camera Installed, others relocated.
 - Max 8 cameras. New DVR would cost \$3,000
- Fence Restrictions and Easements
- Parking Violations – Focus on habitual offending residents.
 - Use discretion place under windshield wiper.
 - Board and violations committee members to apply stickers.
 - Motion passed to print up new parking violation stickers based on best price point.
 - Take a picture of the car demonstrating violation and send email to BWHOA boyntonwaters@gmail.com.

- A letter was presented as a suggestion to distribute to the community about parking issues. We have a process to follow before towing will occur. Before a car is towed, either the board or president has to approve.
- COWBRA offering a free course. Florida legislation re extra charge per member has been killed. Alden Ridge's attorney says The Country Club of Boynton Beach has not met in 20 years, therefore it may not have legal standing. Recommended we review documentation every 20 years, even though can go 30 years, and partner with Alden Ridge HOA to investigate our legal options. Look into adverse possession.
- Declarations and Rules & Regulations need to be updated.
- Board meetings suggested to alternate Wed. evenings at 7 p.m. with Saturday mornings the next month, based on library availability.
- Suggestion to use guardhouse to store BWHOA records so we have a central storage place. Look at exploring better security for guardhouse. Suggestion made that we look at scanning all records. Assess our recordkeeping needs and responsibilities for meeting next month.
- We need to discard old holiday decorations currently stored in the gatehouse.
- Paul Ehrman will maintain our website and has offered to rebuild it.

8) Meeting adjourned at 12:03p.m. Next meeting confirmed for Wed. May 7, 2014 at 7 p.m. in the Library small conference room. June meeting to be held on Sat. June 7 at 10 a.m.

Boynton Waters HOA Board of Directors Meeting
Wednesday, May 7, 2014 at 7 p.m.
Boynton West Library

1. Call to Order /Roll Call. Meeting called to order at 7:03 p.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, Jim Lockyer.

2. Minutes for April, 2014 BOD meeting were approved.

3. Treasurer's Report from April, 2014 BOD Meeting was approved. Treasurer's Report updated as of May 7, 2014 was reviewed.

4. Committee Reports
 - a. Welcome - no report.
 - b. ARC - one request has been approved.
 - c. Violations - follow up from last meeting. Many lots have hedges that are not within regulations. Chuck has prepared drawings with guidelines per lot type. Should we send a letter to the whole neighborhood with reminders of all major violations? We should vote on June 7 re new rules and regulations so they mirror county code. Refer to section of county code ULDC. Any hedge should be four feet back from property line. Motion from Jim that we follow up at June 7 meeting to look at and adopt county code Second from Eli. The committee will schedule a violations rounds.
 - d. Lakes & Landscaping - no report.

5. Old Business
 - a. Lot 33 – EXIT Realty, request for pool. Mike dealt with already, will go through permitting process if they want to proceed. Bank of America owns it, subcontracted to EXIT Realty. A lot has been done to fix it up. The grass is being cut by someone from the bank. We should stop paying for landscaping. Eli will call the realtor to find out what is happening.
 - b. Lot 40 – no change, continues to be maintained by BWHOA.
 - c. Lot 78 - need decision regarding fine. Decision to apply two \$1000 fines (\$1000 each for two violations), plus all assessable dues with late fees was passed. Remotes have been turned off.
 - d. Lot 88 – dumpster in driveway - now gone, looks like they are still doing work there.
 - e. Parking violations procedures, decisions and implementation – There was a brief review of the Declarations and By-laws for the process to be followed. We will reaffirm our contract with the towing company or find another towing company which is deemed reputable. We will place a sign on the Exit gating to say we will start towing vehicles effective immediately. We agreed to tow cars parked across the sidewalk and the swale, as this is county code. Stickers are available to members of the Violations Committee and the board. If a sticker is put under a car's windshield, the person identifying the

violation should take pictures and forward to chair of the Violations Committee. Illegally parked cars will be towed. The ARC can authorize parking for special situations, and community members should request in advance of planned events.

- f. Finalize the gate maintenance regarding software updates for access. We cannot get an internet connection from a remote location, a tech tried. Chuck suggests we put this on hold for now. For the gates themselves - the contract ended April 30. Stanley Hardware was at the gates today. We have not received a contract renewal yet. Victory Access is excellent, and can take care of everything for us. Should we getting a request for bids for one new, unified system? Follow up at June 7 meeting.
- g. Finalize selecting a lawyer so we can proceed with updating our files and protect our homeowners. Rob, Eli, and Kip will attend a round table on May 29 and will ask for recommendations; Jim also knows a HOA lawyer.
- h. Finalize implementing a security system for gate house. Bundle in with new security system for the gate. Breaking into the gate house is considered to be a low threat overall.

6. New Business

- a. Discussion of a fence/hedge line at the southwest part of the lake. Kip reported on different options. May want to look into planting cocoa plum, grows to 8' or more, and when it is thick enough, could replace the ficus hedge. Can we plant anything in the lake itself? Would also improve the quality of the lakes. We would have to get a guarantee from someone their plantings would be successful, given the slope of our lake. This is not the right time of year to plant. Do we want the fence? We can order over the internet and install ourselves. What about chain link fence with a hedge to discourage trespassers. What about the north end? We'll check that too, then look for a total solution.
- b. Signature update for BBT Bank accounts. We have to get some former, non-current board members off the accounts by removing them from the signature list.
- c. Added item - Kip has a quote regarding securing the guardhouse, as we talked about securing our records.
- d. Added item - Suggestion from Rob - \$16 / household per month to bring in a HOA management company to take over regular BWHOA duties. Need to discuss more thoroughly at June 7 meeting, plus get more bids.

- 7. Meeting adjourned at 8:35 p.m. The June meeting has been confirmed for Saturday, June 7 at 10 a.m. in the Library. The July meeting has been confirmed for Wednesday, July 9 at 7 p.m. in the Library.

Boynton Waters HOA Board of Directors Meeting
Saturday, June 7, 2014 at 10 a.m.
Boynton West Library

1. Call to Order /Roll Call.

Present at the meeting were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 10:05 a.m. Sandy left at 11 a.m. and Mike Hansen joined us at 11:15 a.m. Jim left at 12 noon.

2. Approve Previous Minutes from May, 2014 BOD Meeting

Minutes for May, 2014 BOD meetings

Motioned by Eli to approve the minutes.

Seconded by Jim.

Minutes were approved.

3. Treasurer's Report from May, 2014 BOD Meeting

Report for May was approved.

3 lots owe more than \$630, Q2, 2014 - 10 lots still outstanding.

Treasurer's Report Updated as of June 7, 2014 was reviewed.

Motioned by Eli to approve the Treasurer's report.

Seconded by Jim.

Treasurer's Report was approved.

4. Committee Reports

a. Welcome - Lot 42 has moved in, will go see them next Saturday.

b. ARC - Quiet, no known outstanding requests.

c. Violations - follow up from last meeting. No new report. Rob made a motion that the majority of the board should approve before a car is towed. The process should be to violate the first instance with a sticker, second violation for the same vehicle, assess a fine, and the third instance should result in towing. Eli seconded. Discussion followed. Decision to table the motion; addressed again later in the meeting when Mike proposed changes to the current BWHOA Rules and Regulations. List of current violations provided late in the meeting by the Violations committee chair.

d. Lakes & Landscaping - We are okay with the palms planted by Harry.

5. Old Business

a. Lot 33 – We would not give estoppel to a corporation, so the proposed purchasers backed down. It is back on the market. Rob made a motion that we cancel the contract with Harry to do landscaping for 2 months, as EXIT Realty is providing landscaping services, seconded by Eli. Motion passed.

b. Lot 40 – no change, continues to be maintained by BWHOA. Ocwen bank approached for information. The owner died without a will, so the property is going through probate. Between August-November, 2014, it should become clear who owns the house, and then someone will own the house, or the bank will move forward with selling it.

c. Update from HOA Round Table - Other associations manage guest parking with approval from ARC and time limit.

- d. Recommendations and Vote - BWHOA legal counsel. Will look to the management company for recommendation.
- e. Discussion of selective enforcement of violations - Tabled for now.
- f. **Review and Vote New Rules and Regulations - parking violations.** Mike made a motion to change Rules and Regulations to change Section 11. to read as follows:

Paragraph B. Parking of vehicles within the roadways shall only be permitted on even numbered sides of the roadway, except no parking shall be permitted within 50 feet of any stop sign/intersection, or within 15 feet of any fire hydrant.

Paragraph C. Vehicles of any type shall not be parked on any surface of a lot other than the paved section of the driveway specifically designed for the storage of vehicles. Vehicle shall not be permitted to block the sidewalk or common area of ingress-egress portion of the driveway in the common area of the lot.

Paragraph D. No overnight parking (midnight to 5 am) shall be permitted at any time in any of the common areas, roadways, or swales within the community except at the direction of the HOA for roadway repairs.

Paragraph G. -----strike (eliminate) the entire section-----

The motion was seconded by Jim.
The motion passed.

- g. Review and Vote New Rules and Regulations - landscaping. Tabled until next month.
- h. Review and decide re fence/hedge line at the southwest part of the lake. Motion by Mike to install 3 sections of fencing, with gates, and costs not to exceed \$ 2500. Eli seconded. Motion passed.
- i. Report and vote on management company- Motion by Eli that we go with First Service Residential management company on a trial basis (30 day notice to cancel), and that we temporarily assign a BWHOA business manager to help with the transition. Jim seconded the motion. Motion passed following discussion. It was agreed the contract will start on July 1, 2014. Either party can cancel with 30 days' written notice. Mike will sign the contract. Our neighborhood assigned liaison will start attending our meetings.

6. New Business

- a. Condition of Lot 49 - Needs attention. A couple of board members will look at the house and property after the meeting.
- b. Lake Flies – Email with picture or lake flies to be forwarded to Mark Halmo, asking him to address this with the company that treats the lake.
- c. Chuck cannot get a phone line to update our gate directory. Deferred to see what the new management company can address.

7. **Adjournment** – Next Meeting Scheduled for Wednesday, July 9 at 7 pm., Boynton West Library
Motion by Mike to Adjourn, seconded by Eli, at 12:30 p.m. August meeting scheduled for Saturday, August 16, at 10 a.m. in the Boynton West Library small conference room.

Boynton West HOA Board of Directors Meeting
Saturday, August 16, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – All members of the board in attendance. Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, Mike Hansen, and Jim Lockyer. Meeting called to order at 10:07 a.m.

2. **Approve Previous Minutes from July, 2014 BOD Meeting.** Motioned by Eli, seconded by Kip, to accept the minutes. The minutes were unanimously passed.

3. **Treasurer's Report from July, 2014 BOD Meeting.** Report for July was approved. Lot 40 is now paid up. Three households are more than two quarters behind in their dues. This is the first year our finances are in the red because of two big projects, street paving and hedges. Eli motioned, Kip seconded, accepted by all.

4. Committee Reports

a. **Welcome** - No update other than one new couple has taken ownership. Some question about irrigation pump change made by new owner.

b. **ARC** – No committee members in attendance. The chair is keeping the board informed. One architectural change was received, which has been approved for a lanai cover that others won't see. There has also been a new request for special parking permission from Myra. Decision to allow parking on the Aqua Vista swale, with nose in parking, signs for BWHOA Overflow special parking by permission, cones over the sprinkler heads. No parking over the sidewalk. Mike suggested automatically setting up overflow parking for major holidays.

c. **Violations** – For one family, there was an issue, now they are complying better. Decisions made to send board letters to Lots 46, 51, and 90, as the owners have not been responsive to violations or matters of concern previously brought to their attention. The expectation is these violations will be addressed by the next board meeting on September 6. Jim offered to speak to the owners of Lot 84 about a specific concern.

d. **Lakes & Landscaping** – Mike has been picking up palm tree treatments, and got manganese to green up the trees. Major issue - Mike has 3 out of 4 proposals back to trim ficus trees. One of the companies included trimming the center island at the gate. Rob made a motion to accept Duffy's proposal if they will charge us \$3500, Kip seconded, motion passed.

5. Old Business

a. Lot 33 - Exit Realty requesting estoppel again, we prefer to give it when there is a confirmed buyer.

b. Lot 40 - Getting fixed up, may be getting ready to sell.

c. Recommendation for a management company. Rob's workload has been reduced, thanks to Phil Kline and others. Eli and Jim did meet with Banyan Realty - \$750/month, best out of four out of five. Banyan said we can get a company to come in and look after violations related to streets and parking. Kip has one more company to interview. Jim offered to be backup to Rob and Phil.

d. Recommendations – BWHOA legal counsel – Eli and Jim. They spoke to two legal groups. SRHL recommended by Banyan, do many HOAs in our area, very impressive. Not looking for a retainer, \$225-275/ hour for most legal assistance, also has flat rates for some situations. Demand letter is \$90 + \$20 for quick title search, which should be part of the process. Demand

letter charges go directly to homeowner, if not paid, the firm will place a lien. Their going through legal declarations will probably cost about \$5000. Motion made by Eli, seconded by Myra to adopt SRHL - Siegfried, Rivera, Hyman, Lerner, DeLaTorre, Mars, Sobel - to be our legal representation. 1675 Palm Beach Lakes Blvd., Suite 500, West Palm Beach, FL 33401, Phone 561-868-6780, Fax 561-296-5446. Laura Manning-Hudson and Jonathan Picard met with Eli and Jim. It was decided to forward to this firm to look after handling demand letters when homeowners are two quarters or more (\$ 420 or more) - in arrears for fines, assessments, and late fees. Rob motioned, Kip seconded, vote was unanimous to start the demand letter process for Lots 08, 39, and 66 immediately.

e. Review and Vote New Rules and Regulations – landscaping - previously discussed, Chuck to send Myra sketches.

f. Gate maintenance - Eli. Had a problem with number pad. Eli asked to get quotes for next meeting.

g. Discuss/ Approve Community newsletter – Update about considering using a management company, new Parking rules, SWA regulations re vegetation removal – Myra, Add we are now working w legal counsel and costs will be passed on to homeowners. Fine Enforcement Committee - looks over the board's shoulder. Board does the fining, hearing only held if homeowner requests it. Rob will take responsibility to email the newsletter, those who do not accept email will get delivered. A second newsletter issue will be sent in advance of the Annual Members' Meeting in March, 2015.

h. Towing agreement – Jim. We have community representatives who can authorize towing. A tow has been requested recently, homeowners aware. There has been a noticeable improvement with parking at that location.

i. Video cameras at the gate – Mike -- table for now.

6. New Business

a. Resident Garage Sales – Myra. Recent garage sales have been a concern. Do we want to specifically allow open houses, post for sale signs, allow golf carts, etc., as other decisions we can look at as a community? We need to hear from residents what changes are needed. Suggestions have been made to have community-decided garage sales, ie once a year, quarterly, etc., perhaps with a community party in the evening.

b. Declarations/regulations HOA review. What are we doing about getting declarations/regulations review process started? Mike will get first draft of revised bylaws to the board prior to the November board meeting. Bylaws can be more restrictive than declarations but not more lenient.

7. Adjourn – Next Meeting Scheduled for Saturday, September 6 at 10 a.m., Boynton West Library. The October meeting will be held on Wednesday, Oct 15 at 7 p.m. Mike motioned, Eli seconded, this meeting was adjourned at 11:51 a.m.

Boynton Waters Home Owners Association Board Meeting
Saturday, September 6, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, and Jim Lockyer. Regrets from Mike Hansen, Meeting called to order at 10:07 a.m.
2. **Approve Previous Minutes from August, 2014 BOD Meeting.** Motioned by Rob, seconded by Eli, to accept the minutes. The minutes were unanimously passed.
3. **Treasurer's Report from August, 2014 BOD Meeting.** Letters have gone out from attorneys to owners which are already three quarters past due; nine owners have Q3 dues still outstanding. One sale (lot 29), and one rental homes (lot 43) are coming in. Myra motioned, Eli seconded to accept the report. Report for August was approved.
4. **Committee Reports**
 - a. **Welcome** - No new activity.
 - b. **ARC** – Special event parking set up – Kip & Eli. Three different signs were offered. Recommendation to get a sign 12 X 18 inches posted, with black letters, Special Parking Call ARC. Recommendation that signs not be permanent, but something like a realtor's sign that is stored in guardhouse, to be put out on the special event date once the requesting resident has received permission from ARC for special parking. Myra provided a motion, seconded by Sandy, to follow Chuck's recommendation to put on the Aqua Vista swale temporary A-frame signs when special permission parking is in effect. Rob modified the motion by requesting that only board members have access to the signs, and a new parking application form be created and put on the website, and then an ARC or board member put out the signs on the day of the event and not before, and take away the signs afterwards. Motion passed with amendments.

Max provided the ARC update. July 23, house painting approved. August 13, screen covering over pool area was approved - looks good. Lot 91 requested landscaping, which was approved.

Lot 90 – ARC received a new request, including a rough drawing of what is planned for the front. Eventually the swing will no longer be visible. Agreement the plans are a big improvement. Tabled until later in meeting. Resumed discussion later in the meeting when lot 90 homeowner was present. Proposed time frame is to put in new plantings within the next few months, within six or seven months at the latest.
 - c. **Violations** – Update on Lots 46, 51, and 90, which were sent violation letters follow the August 16 board meeting. Lot 46 – we need to send a letter thanking them for cutting back the hedge, and we still expect the Agave to be moved back or cut it down. Lot 51 has taken clear shutters down. Lot 90 update was just discussed under ARC committee. Lot 21 has an ongoing parking issue. A certified letter went out within the last couple of days. A separate violation was identified at the same address, and if this recurs, it too will need to be addressed. Follow up at the next board meeting.
 - d. **Lakes & Landscaping** – Palm tree treatments and Ficus tree proposals updates. Duffy's thinned trees this past week, and did a good job. Palm trees have been treated with manganese.

The trees at front gate need to be regularly cut back so we get clear camera views. Kip and Eli will speak to Coconut Palm to ensure this is done. A concern raised is white fly recurring along Jog Rd - north of what Country Fair replaced. Eli to speak to Mark Halmo to determine how this should be addressed.

5. Old Business

- a. Lot 33 - Exit Realty has buyers under contract, although we have not received applications for approval yet.
- b. Lawyer review and demand letters update – Jim. Three demand letters have been sent to Lots 08, 39, and 66. The lawyers recommended we do our own demand letters. They recommend we send them out exactly as they do - send two letters to each address - one by regular mail, and one certified, with return receipt requested. If we have special assessments for capital improvements, and the homeowners haven't paid, we should send out demand letters 30 days after due to get paid. Our accounting process should be modified to show quarterly dues, as a line item, and any fines and interest should each have their own separate lines. The board agreed for lots that are one quarter overdue plus thirty days past due for the second quarter, that will be when the demand letter can be sent. Jim has agreed to take on the responsibility of sending out the demand letters as needed. The first date coming up that new demand letters should be considered will be November 1, 2014.
- c. Management company review, including proposal from Associated Property Management (APM) - Eli. This company works with 140 home owners association. Jim motioned that the board review the proposals from APM and Banyan (now GRS management associates) between now and next board meeting on Oct. 15, and vote on a final decision at the next board meeting. Seconded by Myra. Vote carried. Eli was asked to send out again the proposals under consideration.
- d. Gate maintenance quotes review - Eli - table for now.
- e. Community newsletter – August Issue completed, no suggestions for improvement for next issue.
- f. Lot 84 update – Jim. Jim spoke to the residents, as we've had some complaints about decor. The window cover is going to stay up, as it is hung on an interior wall of the house. A comment from homeowner was made that board should have handled this concern differently, and active discussion ensued. No additional board action will be taken.

6. New Business

- a. Request that we have a discussion next meeting that we put a sign on the incoming gate with our parking rules, and stating special guest parking can be requested. We should also discuss Aqua Vista swale parking for specific annual holidays.

7. **Adjourn** – Next Meeting is scheduled for Wednesday, October 15 at 7 p.m., Boynton West Library, Based on meeting room availability, the November meeting will be held on Saturday, November 22 at 10 a.m. It was motioned by Sandy, and seconded by Jim, to adjourn at 12:10 pm.

Boynton Waters Home Owners Association Board Meeting
Wednesday, October 15, 2014 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 7:00 p.m. Mike Hansen arrived at 7:14 p.m. Quorum in attendance.

2. **Approve Previous Minutes from September, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.

3. **Treasurer's Reports**

a. From September, 2014 BOD Meeting. Two households > \$630 or three quarters past due for HOA fees; five households are more than two quarters past due; and 12 households have not yet paid for Qtr 4, which was due by October 1. We have 90 members current for Q1. BWL - 039 going up for public auction. Jim motioned we should proceed with lien for lots 066 and 008; and send demand letters for Lots 077, 059, 088, and 040. Seconded by Myra, motion passed.

b. Budget Review and Preparation - Table until Nov. meeting - Jim motioned, Eli seconded, motion passed.

4. **Committee Reports**

a. **Welcome** - Two new households moved in since last meeting.

b. **ARC – Current Requests** – Max Nameth – Several requests have been approved. Landscaping coming on Water Course Way; plus tree removal to be replaced, house-painting, new front door and garage door - painting acceptable. Special parking set up review – Kip & Eli. Nose in parking needs to be reinforced with guests. Also the sign spelling out parking requirements and infractions is to be moved from the Exit gate to the Entrance gate.

c. **Violations** – Mike has been contacted by several residents and has been told by them that the owners will correct their violations. Violations Committee goes out as a group, and when a majority of committee (there are 4 households represented on the committee) agrees, a violation is issued. Update Lot 46 - change requested by second letter was made as requested; Lot 21 Parking Issue Update – no recent infractions. Agreement by the board that no exceptions are to be made, everyone treated equally although we are sympathetic to this household. We need fourth member for Blake's Towing, as one person who had agreed to assist and sign for towing decisions had to withdraw for personal reasons. Eric Malkin will join Fines & Enforcement committee and needs to be added to Blake's list to approve a tow, and Jim Lockyer also agreed to be added to the list to approve a tow; - these changes will need to be made with Blake's. Sign at entry gate pad or gate regarding BWHOA parking rules – Chuck Mucciolo – agreement to change location of current sign per above; Lot 73 Palm trees – Jim - a tree is a tree, we can't regulate the size, so no vote; Do boats get violations? - Jim - table until a later meeting.

d. **Lakes & Landscaping** – We still have kids fishing in our lakes, recommendation to plant bullrushes, etc. Eli and Kip asked to look into cost of special planting - bullrushes and arrowhead, plus cost of two fences. Area across from the Aqua Vista Blvd. needs to be included as people have been seen fishing there several times as well.

e. **COWBRA** - FPL update - cases for power lines are being hardened, will also have to work on underground lines, which are susceptible to flooding.

5. **Old Business**

- a. Lot 33 - Bank wants more paper before approving, prospective buyers to close soon.
- b. Management company – brief review and vote on decision. Jim motioned, Kip seconded, that we contract with APM, Associated Property Management, on a three month trial basis. Motion has passed, and contract needs to be signed. Kip has identified a new community resident who is willing to look after the bookkeeping.
- c. Gate issues – Premature closing of left Entrance gate resulting in damage to a visitor’s car - Eli. Motioned by Myra, seconded by Eli to reimburse the visitor for car scratches- vote 3 in favor, 4 opposed for BWHOA to reimburse the owner, motion failed.
- d. Gate maintenance quotes review- Eli. We have an issue with the phone line. Gates open with significant flooding. Suggestion that replacement camera system be bundled with replacement of underground wiring. Need higher definition camera system to see details better. Cost will be between \$ 4- 6 K. Those getting estimates need to bring back costs to next meeting.
- e. Discussion re declarations needing to be redone. Mike has started to work on recommendations, to have back to board members by Nov. 8, to be discussed at November meeting.

6. **New Business**

- a. Lot 7 – Legal paper work – Mike - not our community, not BWHOA Lot 007. We got papers because we're still part of Boynton Beach Country Club. This is one of the main reasons we want to update our documents.
- b. Flags at entrance – Eli. Request to change POW flag, decision to keep as is.
- c. Replacement of aerators – Eli - noisy, should be replaced. Agreed we will not replace for noise, just for equipment functional failure.
- d. Speed bumps - Eli - friend listing on eBay, we'll see if we get a response.
- e. Sandy Duckman resigned from the board for personal reasons, and received a round of applause for his service.
- f. Lot 28 – Neighbors have a palm tree on their property which self-prunes and falls on owners' roof, which damages the owners’ roof. Neighbor not in residence, other resident offered to reach out to palm tree owners. We also may be able to speak to landscaper for the property.
- g. Holiday decorations - Rob made motion that we pre-approve spending up to \$1500 for decorations, no seconder, so this was not a viable motion.

7. Adjourn – Next Meeting Scheduled for November 22 at 10 a.m. needs to be changed so we can use the large conference room. November meeting will probably be held on November 17 or 18 , starting at 6:30 p.m., Boynton West Library. Our last meeting of the year will be Saturday, December 13 @ 10 a.m. This meeting was adjourned at 8:38 p.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Tuesday, November 18, 2014 at 6:30 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 6:39 pm. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Meredith Rubin from APM attended as a representative from our new management company.
2. **Approve Previous Minutes from October, 2014 BOD Meeting.** Eli motioned Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From October, 2014 BOD Meeting Jim motioned, Myra seconded, motion passed to accept the report. Lot 066 and Lot 008 are still outstanding, and are being liened, now with the lawyer. Lots 57 and 77 got paid. Lot 39 we got full monies except for this quarter. Two households > \$630 outstanding. Thirteen members still outstanding for current dues.
 - b. November will operate financially as usual. December will be the transition month where financial reins will be assumed by APM. Homeowners will be able to make dues payments by different routes, including automatic payments, coupons, check, credit cards. A welcome letter will be sent out to explain the different options.
 - c. Budget Review and Preparation for 2015. Jim made a motion that effective January 1, 2015 each household maintenance assessments be raised by \$30 per month, to \$100 per month, \$300 per quarter, which is a total of \$1200 per year. We can have a budget meeting during our next scheduled meeting on December 13, 2014. Motion seconded by Kip, vote was unanimous.
4. **Committee Reports**
 - a. Welcome – New residents in attendance, plus new owners at lot 33 have been welcomed.
 - b. ARC – Max Nameth provided the report of new requests.
 - c. Violations – current violations. Chuck provided a list of violations still outstanding. In one instance, there was an unsuccessful attempt to deliver a certified letter – never got signed as being received by the owner. Is that acceptable proof that we have tried to deliver a notice? Yes, representative made the effort. Can we use email as a delivery method? We should send notices by regular mail, registered mail, and by fax or email, to make sure we've made every attempt to reach the owner.
 - d. Lakes & Landscaping – Question whether we need to weed Areca palms – will self-prune, and do not need to be fertilized. We will monitor to see if they are distressed. Several plants on Jog Rd. which we paid for are now dead. We need to go back to landscaper for warranty replacement. Timers for Aqua Vista need to be reset for early morning, as they are now irrigating in the afternoon.
5. **Old Business**
 - a. Management company APM update – We are now contracted with APM. Mike has signed off on the welcome letter.
 - b. BWHOA Document Review and Proposed Changes – Mike – Now has a new version of Word which will convert to .pdf documents. Every revision that is being made is being identified as needing legal review. Big issue that we have is Boynton Beach Country Club is still master association (which maybe in bankruptcy). Jim was asked to call our legal firm to determine what could be done, and what would be our best course of action. We need to get new bylaws.
 - c. Gate issues and maintenance quotes review- Kip & Eli. A lot of time was spent doing research and looking into two-three companies. One company was invited to come and inspect. AGS All Gatesystems of Fla., Inc. provided the results of their inspection, and their quote to replace necessary parts. Further discussion was tabled until next meeting, to give the board members time to review the proposals, and will be included as part of the budget

preparation considerations. Myra made the motion again, seconded by Eli again, to reimburse the visitor for car scratches, which was reported at the October 15, 2014 meeting. The motion failed for a second time.

- d. Gate phone line – Rob suggested we get a Magic Jack for Chuck to use to update the gate directory (\$60/ year). Myra motioned, and Jim seconded, that BWHOA pick up the cost of a Magic Jack. Motion passed.
- e. Gate cameras – Rob has done investigation. Suggestion made to purchase a 16-22 channel system with 2 TB hard disk. Good license plate camera could cost \$1200 on its own. We need to see more specs before making a decision.
- f. Update re additional gates, fencing, landscaping for security – Kip had one quote for \$8866 for new fencing. He expects to get another quote the day after the meeting. Bulrushes planted strategically can spread. Rob made a motion to spend up to \$1000 for waterscaping. Eli seconded, and the motion passed.
- g. Visitor parking over the holidays. Jim suggested doing spray painting of spaces on the grass, to mark out where people should be parking. Mike requested there be special parking set up for Thanksgiving. Will revisit this discussion at the December meeting.

6. New Business

- a. Remote Control Applications from Residents. Question if resident has been approved, and if there are children 18 years or older, should we do background check on these people.
- b. Estoppel Fees and Monthly Maintenance Fees – There will be a \$225 Estoppel fee if APM does this for us. Jim or Barbara Souto have volunteered to do this for new applicants. To be discussed more fully at the next meeting.
- c. Demand letter criteria – Jim – if people are late in payments, should we be doing demand letters sooner. Should we be charging late fees after 30 days? Suggestion that we let APM get settled before making a decision.
- d. Country Fair grass cleanup – Mike has left 3 messages and has not heard back from the property management.
- e. Rob made a motion again that we spend up to \$1500 for holiday decorations. No seconder, once again this was not a viable motion.

7. Adjourn – Meeting adjourned at 8:53 p.m. Next Meeting Scheduled for Saturday, December 13 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, December 13, 2014 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** — Meeting was called to order at 10:06 a.m. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Brian McEntee from APM attended as a guest.
2. **Approve Previous Minutes from November, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From November, 2014 BOD Meeting. Two households are more than 2 quarters overdue. Eli had official knock on his door, Lot 40 is now in foreclosure, will be put up in auction in a couple of months. Rob thought QuickBooks had been turned off re statements, the statements were sent automatically, so he sent an email retracting the incorrect invoices. APM then issued invoices for the correct amount due, which is now \$300.00 / quarter. Lot 66 has been lienied as of November, 2014, for a total of \$1231.25 now due. Lot 008 will be lienied as well. Kip motioned to accept, Eli seconded, to accept the report, and the motion passed.
 - b. Budget Review and Preparation. APM will look at our current insurance policies and give feedback. Following active discussion by the board, Eli motioned, Myra seconded, motion passed to accept the proposed budget as modified during the discussion.
4. **Committee Reports**
 - a. Welcome – New resident attending the meeting was welcomed.
 - b. ARC – Can turn around parking permit requests within 24 hours. New requests for house painting, gray paver walkway leading from driveway, and parking request for this evening.
 - c. Violations – No representative from the committee attended.
 - d. Lakes & Landscaping – Couple of dead trees will be replaced. We need to have hedges assessed for new pest.
5. **Old Business**
 - a. Management company APM update – Per Brian, everything is set up. APM uses an online invoice approval system, which will allow board members to sign in, see invoices, and approve or disapprove. Multiple options for residents regarding paying the quarterly dues.
 - b. BWHOA Document Review and Proposed Changes – Mike – Another resident emailed changes that were suggested previously. We can send out with the next newsletter, which needs to be sent out by January, so residents can have a look and respond.
 - c. Boynton Beach Country Club, Inc. Update – Jim – This does not exist any longer; it ceased to exist in 1985, when annual filing stopped. Boynton Beach Country Club Property Owners Association, Inc. does exist. Legal will continue to look into this for us.
 - d. Gate issues and maintenance quotes review- replace loops and wiring to the loops at least - Kip & Eli. We are waiting for another one-two quotes to come in, so no vote at this meeting.
 - e. Gate cameras – Rob – We can put in a new system when we do all the work for the new gates.
 - f. Update re additional gates, fencing, landscaping for security. Eli made a motion that we spend up to \$7500 to put in additional fencing and gates, seconded by Kip, motion passed.
 - g. Visitor parking over the holidays – Leave as is per current Rules & Regulations. Special ARC parking to stay in place until the end of this year, for visitors coming for the holidays.
 - h. Estoppel fees and monthly maintenance fees. APM charges \$225 for the Estoppel fee, could also do background check (processing \$65 per person) and screening for additional fees (\$76). Brian said most associations get \$100 application fee as income. APM can modify our documents, which can be done by January 1, 2015. Rob made a motion to have APM do all

our entry applications, with all costs and fees to go to APM, Jim seconded, motion passed. APM can manage all rental leases regarding start and end dates.

6. New Business

- a. Lot 21 – trailer parking for business purposes, and enforcement of article VI, section 14 of our declarations. We need to send an official board response to the resident, we do not have the authority to create exceptions to the By-laws. There is an option for the resident to expand own driveway.
- b. All sidewalks when cleaned again should be re-sealed, as the concrete has become porous.

- 7. Adjourn** – Meeting adjourned at 12:07 p.m. **Next Meeting scheduled for Saturday, January 31, 2015, at 10:00 a.m., Boynton Waters Library. February meeting is now scheduled for Saturday, February 21, 2015 at 12:15 p.m. (note later start time; no earlier slot available).**

Boynton Waters Board of Directors Meeting
January 25th, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman, Sandy Duckman.

Rob made a motion to approve the minutes from the December Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- Mark mentioned we had additional expenses that were not budgeted for in 2013 such as treating ficus hedge systemically for whitefly and palm trees for spiral whitefly.
- There was discussion on Lot 40 – we will look into cleaning it up and putting a lien on the property (Ocwen Bank). We need to get electric in our name to run the sprinkler system.
- Linda motioned to accept the treasurer's report; Sandy seconded. Motion passed.

Welcome Committee:

- The new resident list was presented to the welcome committee:
- Lot 16 sold, Lot 59 is renting, Lot 61 is for sale, Lot 69 is rented, Lot 84 is rented

ARC:

- 2 requests for paint were approved.

Violations:

- There will be a drive-around next Sunday
- The proposed hurricane shutter policy verbiage was read and discussed as to whether to add it to the ballot for the March meeting. Linda made a motion to accept it as written. Eli seconded. Motion passed.

Upcoming March HOA Meeting:

- Linda, Mark, and Eli will be leaving the Board
- Linda will send Robert a communication to send regarding confirmation of candidates and a short bio as well as a note about hiring a management company.
- Kip is getting proposals from various management companies.

Old Business:

- Hedge – east side of lake on Lakeside (North). Mark got a proposal for \$9,500 which includes all equipment, dumpsters, removal of all old dead ficus and roots, planting of eureka palms, and irrigation of the new trees to ensure they thrive. John at the nursery behind us has not been responsive and so we need to manage this on our own. Mark will get a more detailed estimate and Kip will negotiate it down.
- Swales – Eli and Mark will meet with the concrete guy to get specifics on the least expensive way to fix the stagnant water problem.
- Sealcoating – all notices went out
- Robert made a motion that we add another camera to the gate house at the cost of no more than \$1000. Eli seconded. Motion passed.
- Kip is working with Stanley to ensure the gates are set up for the sealcoating traffic re-routing
- All notices and schedules have been given to Trash, UPS, FedEx, landscaper, paper delivery, SWA, and Mail delivery people.

New Business:

- Cut down the leaning stalk of Bird of Paradise at the entrance gate.
- Trespassers: We have had to call the Sheriff on trespassers. Mark got Lake Worth Drainage to put a no trespassing sign by the canal area. We need 5 additional signs back in that area around the lake and canal to read ““POSTED: NO TRESPASSING, NO FISHING” BWHOA”. Need 2-inch letters. Kip will get them made.
- Aquatic Systems – has been doing a good job on the lake. Contract is up for renewal. We will renew.

Meeting adjourned 12:05 p.m.

Next meeting 10 a.m., Saturday February 22nd at the library.

Boynton Waters Board of Directors Meeting
February 22nd, 2014 at 10:00 a.m.
Boynton West Library

Roll Call (10:08 a.m.): Present at the meeting were Mark Halmo, Kip Brandrup, Rob Galvin, Linda DelPopolo, Eli Blinderman,

Rob made a motion to approve the minutes from the January Board meeting; Eli seconded. Motion passed.

Treasurer's Report:

- 2014 YTD report was distributed and bank balances were reviewed.
- There are three members in excess of 3 quarters' dues..
- Kip motioned to accept the treasurer's report; Eli seconded. Motion passed.

ARC:

- 2 requests were approved.

Welcome Committee:

- Lot 16 closed, Lot 84 and 59 are rented.
- There was discussion on how to know when people have moved in. Chuck will notify the Board when he activates gate access for new owners / renters.

Violations:

- There was a review last week.
- Satellite Dishes – the committee noted that some are on the fronts of houses or visible from the street. FCC regulations state that if it is in the optimal place for the signal strength that the HOA cannot make the owner move it. If the HOA wants the owner to move it, the HOA will have to pay any costs associated with the signal analysis and/or relocation of the dish.
- Hedges – code says 4' high in the front
- One violation from last review still outstanding. Mark will talk to the homeowner before we send a 14 day letter

Change to Rules and Bylaws:

- We will send a notice to the homeowners that we will vote at the annual March meeting on changing the bylaws to exclude REITS and Corporations from purchasing
- Robert proposed we modify the Rules and Regulations regarding rentals: Cannot rent a home within 2 years of purchase; rentals can be for no longer than 2 years without tenant application for renewal; the maximum number of rentals allowed at one time is 10%.
- Eli motioned to accept; Linda seconded. Motion passed.
- Eli, Kip, and Robert will get more information on the legal wording of this at the seminar on Tuesday.

Old Business:

- Paving Lady – we are not satisfied with the job and are holding \$3,000 payment until issues are rectified.
- Lakeside Lane North of lake – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500. Coconut Palm estimate = \$16,575. Eli motioned we move forward with Harry Maxine; Linda seconded. Motion passed. Kip will call him today.

- Lot 40 – We need to clean this up to protect our property values. Robert suggested we set a \$2,500 maximum for roof & driveway cleaning, and landscaping & irrigation. Linda motioned to move forward with the property cleanup. Eli seconded. Motion passed. We will recoup costs from the bank when they sell the property.
- Swale water drainage –
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks are being cleaned – Jog Road will be done also. No chemicals – environmentally safe.

New Business:

- Lot 78 will go up for on-line bank auction on 3/21. We never received the paperwork – they sent it to the wrong person at an old address so it must have been returned to sender. Only know because Linda found it in public records. Eli, Robert, and Kip will talk to the attorneys at the seminar to see if we have recourse against the bank for failure to notify.
- Eric Malkin – COWBRA – Agricultural reserve; we were promised by GL Homes and the County a park & civic center near the Canyons shopping center. They are not holding up their end of the bargain.
 - Also we are ¼ part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 11:58 a.m.

Next meeting is the annual homeowner’s meeting: 10 a.m., Saturday March 29th at the library.

Boynton Waters Annual Home Owners' Meeting
March 29, 2014 at 10 a.m.
Boynton West Library

Members of the Board present. Claus Brandrup, Eli Blinderman, Mike Hansen, Mark Halmo and Robert Galvin. There was a quorum of homeowners.

There were no additional nominees. The nominations for board members were closed.

Statements were made by the candidates who were present.

Myra Ehrman, Jim Lockyer and Eli Blinderman were elected.

Discussion was heard regarding the hurricane shutter issue.

"If and only when a homeowner is away for an extended period of time (defined as "away for a period of two consecutive weeks or more"), application of transparent (defined as clear) shutters shall be allowed on street side facings of a home; "street side facing" defined as being the front of the house and in the event the house is located on a corner lot, that side of the house facing the street.

Removal of transparent (clear) shutters must occur within five days of the homeowners return at which time the existing rules and regulations would resume priority.

Transparent shutters (clear), applied as described above, may not be left in place during periods outside of hurricane season.

For named storms occurring outside the official hurricane season, existing rules and regulations shall be adhered to."

The issue was approved.

Eric Malkin made a motion to approve the minutes from the previous year's Annual HOA membership meeting. Michelle Halmo seconded. Minutes were approved.

Treasurer's Report for Year-End 2013:

Bank balances and 2014 Budget were presented.

Eric Malkin made a motion to accept the Treasurer's Report. Larry Lofaro seconded. Treasurer's 2013 Report was approved.

2014 Budget:

The budget was presented. There was a question on street seal coating. It has been completed and final check is to be issued.

Boynton Waters is one of several communities in Boynton Waters Country Club: Alden Ridge, Country Fair, The Estates of Boynton Waters and The Enclave of Boynton Waters. In order to reduce our liability for neighboring communities, streets, lighting, lakes, etc, we should seek to exclude BW HOA from the neighboring communities in the Country Club. Only Alden Ridge and BW HOA have active HOA's.

We need to update our Declarations and ByLaws.

There was a question on the security system.

- Robert explained how to view the gate access camera from our web site.

Eric Malkin made a motion to approve the 2014 budget. Phil Kline seconded. Budget was approved.

Architectural Review Committee:

Discussion regarding Impact Windows and uniformity versus diversity within the neighborhood.

Welcoming Committee:

Difficulty in contacting new residents.

Violations Committee:

Violations presented a number of Violations past the 30 days.

2013 Projects:

Replace Landscaping across lake, East of Lake Side Lane with Areca Palms.

Sealcoating every 5 years, was completed with several complaints about trash truck and heavy vehicles leaving tracks while turning in Cul-de-Sacs.

Over fertilization is an unnatural enemy of our lake, which irrigate and fertilize our lawns.

Rather than making a rule, it was decided to educate our community to not over fertilize and prefer not to use fertilizer at all.

Aerators are working well at the entrance. Discussion was heard to extend these throughout the lake.

The current aerators have been rebuilt as many times as they can and will have to be replaced at a cost of approximately \$650 each x 2 aerators. Rebuilds are about \$135 but not as good as new and don't last as long as new.

We have removed 2 Alligators from our lake, however if the wildlife is not an eminent threat and they flee when approached, they are not removed.

Discussion was heard regarding preventative landscaping to reduce non residents from fishing and trespassing, to the extent of bringing in boats to our lake.

Trespass signs have been purchased and will be installed shortly.

We have had several youths entering our lakes to fish and discussion was heard on the best remedy to trespass with one warning. Prevention by environmental design. Our lake is catch and release. We do not own the lake shore by Country Fair to the South nor East and these youths are penetrating our hedges along Jog Road.

White Fly cost the HOA considerable expense and discussion was heard regarding the HOA offering lawn and landscape for the entire community. Several neighboring communities offer complete exterior services, including paint, at a monthly expense of over \$200.

It was suggested that our current dues of \$70 per month might have to be raised, especially if we have to hire outside management companies for current board responsibilities.

Many comments were brought up regarding how we could improve our community and the suggestion was that we establish a beautification committee, however no one volunteered.

Old Business:

Plantings at the Entry and Exit Gate are more natural than pristine.

New Business:

Discussion was heard regarding longer term maintenance, gates, access, streets, inclement weather and budgeting, with the overwhelming suggestion that the dues will have to be increased or hiring a management company, which will again, require increased dues.

Larry Berdoll made a motion to adjourn; Eli Blinderman seconded. The meeting was adjourned at approximately 11:50 am.

Boynton Waters Board of Directors Meeting
March 29th, 2014 at 11:45 a.m.
Boynton West Library

Roll Call (11:45 a.m.): Present at the meeting were the members elected at 2013 meeting: Kip Brandrup, Mike Hansen, Rob Galvin, (Re-Elected) Eli Blinderman, joined by our two newly elected members Jim Lockyer and Myra Ehrman.

Due to time constraints and the elections at the annual meeting, preceding the board meeting, the minutes from the February 2014 Board meeting were not read nor approved. This will be scheduled for the April 12th Meeting.

Treasurer's Report:

- 2013 Annual report was distributed, bank balances were reviewed and approved by the Members
- 2014 YTD Treasurer's Report has been distributed to the current Board Members.
- There are four homes with dues in excess of 3 quarters.
- A motioned to accept the treasurer's report will be pending at the next Board Meeting.

ARC:

- Requests were addressed at the Annual Meeting

Welcome Committee:

- Lot 78 was up for Auction and Listed with the MLS. Workers were present at the home this morning.
- Lot 69 has submitted renter's docs, which will be submitted for BackGround Verification and distributed to the board as soon as available.
- Lot 88 has submitted one application for sale, however three individuals are shown on the contract, so Eli is working with the realtors to receive completed applications.

Violations:

- Violations provided the board several homes, which remain in violation, to be addressed at the next meeting.

Change to Declarations, Bylaws and Rules and Regulations:

- The board needs to update our Declarations and ByLaws, thru the use of legal council.
- This will be a priority of the current administration.

Old Business:

- Paving Lady – Discussion was heard and the final \$3,000 payment was approved to be sent.
- Lakeside Lane North of lake is in process – dead Ficus hedges – Harry Maxine proposal: 325 Ficus hedges removed, dumpster rental, 125 7-gallon Areca palms 5-6' high, 4-5' wide, irrigation, 1 year warranty on plants \$10,500.
- Lot 40 – We have cleaned this up to protect our property values. Costs will be billed to the residence.
- Lot 33, Foreclosure - Previous owners have moved out. Nick Jackson of EXIT Realty has taken the lead to bring the property up to community standards and will maintain the electricity and water, however he has asked that the association maintain the lawn and bill the associated fees.
- Swale water drainage – from February meeting.
 - 2 drains on Aqua Vista need to be cut away and repaired. Cost is \$600 each. We need to proceed with the work. Eli motioned we spend \$1200 for the job, Kip seconded. Motion passed.
 - 4 cul-de-sacs swales – two options were presented: 1) \$5,000 each “dry wall” process, 2) \$2,500 each “new curb” process. We would go with the second option. We need to find out how much \$ for an engineering study and get that done (Eli will handle).
- The 5 no trespassing signs will go up soon (around the lake – canal area)
- Sidewalks have been cleaned – Jog Road has also been done. No chemicals – environmentally safe.

New Business:

- BW HOA is part owner of “Boynton Waters Country Club” and that means we are partly responsible for Lakeside Blvd., which runs behind the Fountains shopping center. We have been trying for years to get out of that – need to contact an attorney.

Motion to adjourn (Robert) ; Eli seconded. Meeting adjourned 12:15 p.m.

Next meeting is scheduled for 10 a.m., Saturday April 12th at the library.

Boynton Waters HOA Board of Directors Meeting
April 12, 2014 at 10 a.m.
Boynton West Library

- 1) Call to Order/Roll Call. Meeting started at 10:10 a.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandrup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, and Jim Lockyer.

- 2) Board of Directors:
 - a. Mike Hansen is President
 - b. "Kip" Claus Brandrup is Vice President
 - c. Myra is secretary
 - d. Rob is treasurer

- 3) Minutes for February and March, 2014 BOD Meetings were approved.

- 4) Treasurer's Reports.
 - Reports for February and March were approved.

- 5) Committee Reports
 - Welcome – New Residents have not been receptive.
 - We do have a package. Mike would like new residents to know billings go out in the emails.
 - Two new residents have moved in.
 - ARC - Five requests, Four approved, One Rejected
 - Notification left in mail box as homeowners not available when ARC rep went to tell them.
 - Violation process - Resident submitted ARC request after the fact.
 - Resident is now responsible for returning the residence to Pre Request state or in jeopardy of fines. Two board/committee members will approach the homeowners again in person.
 - Violations
 - Satellite dish can be moved if HOA pays the cost.
 - Two committee members walked around to check whether work for last month's violations have been addressed, and most have.
 - Outstanding violations, Secretary will send out a 14 day letter.
 - Owners can appeal to the Fines committee, prior to next Board meeting.
 - If there is no response, the Board can vote to begin Fines Process
 - Some violation repairs are known to be in process or completed, so those owners will not get the letter.

Parking violation stickers are being printed. We don't want to tow cars unless all other avenues have been unsuccessful.

- For short term parking was discussed.
- Under no conditions is parking is not allowed on both sides of the street due to safety hazard.
- Lakes & Landscaping
 - Lake is looking great.
 - Some landscaping has been addressed.
 - Newly formed committee has not met yet.
 - Hedges along Jog Rd have been trimmed.
 - The property on the south side of the lake is not owned by Boynton Waters, so we cannot plant there.

6) Old Business

- East of the Lake backing to Lakeside Lane and North of Aqua Vista - tree planting is in process.
- Swale water drainage - putting on hold.
- Lot 33 EXIT Reality - HOA has access key - electricity left on and to be paid by realtor so that irrigation pump will still work.
 - We are billing lawn maintenance expense which will be billed to EXIT Reality as are the HOA Dues.
- Lot 40 - cleanup complete and BOD was thanked for the work done there.
 - Lot 41 is irrigating new lawn out of graciousness.
- Lot 42 - fence request & guidelines - being sent to ARC.
- Lot 78 – Auction to United Reality - Utilities and lawn care. We're have seen some clean up. As Mason is not longer the owner, all gate remotes for Mason, BWL-078 are to be shut down. New owners can fill out application to get any remotes established under HOA Procedures.

7) New Business

- Gate Cameras – New Camera Installed, others relocated.
 - Max 8 cameras. New DVR would cost \$3,000
- Fence Restrictions and Easements
- Parking Violations – Focus on habitual offending residents.
 - Use discretion place under windshield wiper.
 - Board and violations committee members to apply stickers.
 - Motion passed to print up new parking violation stickers based on best price point.
 - Take a picture of the car demonstrating violation and send email to BWHOA boyntonwaters@gmail.com.

- A letter was presented as a suggestion to distribute to the community about parking issues. We have a process to follow before towing will occur. Before a car is towed, either the board or president has to approve.
- COWBRA offering a free course. Florida legislation re extra charge per member has been killed. Alden Ridge's attorney says The Country Club of Boynton Beach has not met in 20 years, therefore it may not have legal standing. Recommended we review documentation every 20 years, even though can go 30 years, and partner with Alden Ridge HOA to investigate our legal options. Look into adverse possession.
- Declarations and Rules & Regulations need to be updated.
- Board meetings suggested to alternate Wed. evenings at 7 p.m. with Saturday mornings the next month, based on library availability.
- Suggestion to use guardhouse to store BWHOA records so we have a central storage place. Look at exploring better security for guardhouse. Suggestion made that we look at scanning all records. Assess our recordkeeping needs and responsibilities for meeting next month.
- We need to discard old holiday decorations currently stored in the gatehouse.
- Paul Ehrman will maintain our website and has offered to rebuild it.

8) Meeting adjourned at 12:03p.m. Next meeting confirmed for Wed. May 7, 2014 at 7 p.m. in the Library small conference room. June meeting to be held on Sat. June 7 at 10 a.m.

Boynton Waters HOA Board of Directors Meeting
Wednesday, May 7, 2014 at 7 p.m.
Boynton West Library

1. Call to Order /Roll Call. Meeting called to order at 7:03 p.m. Present at the meeting were all 7 board members: Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Mike Hansen, Jim Lockyer.

2. Minutes for April, 2014 BOD meeting were approved.

3. Treasurer's Report from April, 2014 BOD Meeting was approved.
Treasurer's Report updated as of May 7, 2014 was reviewed.

4. Committee Reports
 - a. Welcome - no report.
 - b. ARC - one request has been approved.
 - c. Violations - follow up from last meeting. Many lots have hedges that are not within regulations. Chuck has prepared drawings with guidelines per lot type. Should we send a letter to the whole neighborhood with reminders of all major violations? We should vote on June 7 re new rules and regulations so they mirror county code. Refer to section of county code ULDC. Any hedge should be four feet back from property line.
Motion from Jim that we follow up at June 7 meeting to look at and adopt county code Second from Eli. The committee will schedule a violations rounds.
 - d. Lakes & Landscaping - no report.

5. Old Business
 - a. Lot 33 – EXIT Realty, request for pool. Mike dealt with already, will go through permitting process if they want to proceed. Bank of America owns it, subcontracted to EXIT Realty. A lot has been done to fix it up. The grass is being cut by someone from the bank. We should stop paying for landscaping. Eli will call the realtor to find out what is happening.
 - b. Lot 40 – no change, continues to be maintained by BWHOA.
 - c. Lot 78 - need decision regarding fine. Decision to apply two \$1000 fines (\$1000 each for two violations), plus all assessable dues with late fees was passed. Remotes have been turned off.
 - d. Lot 88 – dumpster in driveway - now gone, looks like they are still doing work there.
 - e. Parking violations procedures, decisions and implementation – There was a brief review of the Declarations and By-laws for the process to be followed. We will reaffirm our contract with the towing company or find another towing company which is deemed reputable. We will place a sign on the Exit gating to say we will start towing vehicles effective immediately. We agreed to tow cars parked across the sidewalk and the swale, as this is county code. Stickers are available to members of the Violations Committee and the board. If a sticker is put under a car's windshield, the person identifying the

violation should take pictures and forward to chair of the Violations Committee. Illegally parked cars will be towed. The ARC can authorize parking for special situations, and community members should request in advance of planned events.

- f. Finalize the gate maintenance regarding software updates for access. We cannot get an internet connection from a remote location, a tech tried. Chuck suggests we put this on hold for now. For the gates themselves - the contract ended April 30. Stanley Hardware was at the gates today. We have not received a contract renewal yet. Victory Access is excellent, and can take care of everything for us. Should we getting a request for bids for one new, unified system? Follow up at June 7 meeting.
- g. Finalize selecting a lawyer so we can proceed with updating our files and protect our homeowners. Rob, Eli, and Kip will attend a round table on May 29 and will ask for recommendations; Jim also knows a HOA lawyer.
- h. Finalize implementing a security system for gate house. Bundle in with new security system for the gate. Breaking into the gate house is considered to be a low threat overall.

6. New Business

- a. Discussion of a fence/hedge line at the southwest part of the lake. Kip reported on different options. May want to look into planting cocoa plum, grows to 8' or more, and when it is thick enough, could replace the ficus hedge. Can we plant anything in the lake itself? Would also improve the quality of the lakes. We would have to get a guarantee from someone their plantings would be successful, given the slope of our lake. This is not the right time of year to plant. Do we want the fence? We can order over the internet and install ourselves. What about chain link fence with a hedge to discourage trespassers. What about the north end? We'll check that too, then look for a total solution.
- b. Signature update for BBT Bank accounts. We have to get some former, non-current board members off the accounts by removing them from the signature list.
- c. Added item - Kip has a quote regarding securing the guardhouse, as we talked about securing our records.
- d. Added item - Suggestion from Rob - \$16 / household per month to bring in a HOA management company to take over regular BWHOA duties. Need to discuss more thoroughly at June 7 meeting, plus get more bids.

- 7. Meeting adjourned at 8:35 p.m. The June meeting has been confirmed for Saturday, June 7 at 10 a.m. in the Library. The July meeting has been confirmed for Wednesday, July 9 at 7 p.m. in the Library.

Boynton Waters HOA Board of Directors Meeting
Saturday, June 7, 2014 at 10 a.m.
Boynton West Library

1. Call to Order /Roll Call.

Present at the meeting were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 10:05 a.m. Sandy left at 11 a.m. and Mike Hansen joined us at 11:15 a.m. Jim left at 12 noon.

2. Approve Previous Minutes from May, 2014 BOD Meeting

Minutes for May, 2014 BOD meetings

Motioned by Eli to approve the minutes.

Seconded by Jim.

Minutes were approved.

3. Treasurer's Report from May, 2014 BOD Meeting

Report for May was approved.

3 lots owe more than \$630, Q2, 2014 - 10 lots still outstanding.

Treasurer's Report Updated as of June 7, 2014 was reviewed.

Motioned by Eli to approve the Treasurer's report.

Seconded by Jim.

Treasurer's Report was approved.

4. Committee Reports

a. Welcome - Lot 42 has moved in, will go see them next Saturday.

b. ARC - Quiet, no known outstanding requests.

c. Violations - follow up from last meeting. No new report. Rob made a motion that the majority of the board should approve before a car is towed. The process should be to violate the first instance with a sticker, second violation for the same vehicle, assess a fine, and the third instance should result in towing. Eli seconded. Discussion followed. Decision to table the motion; addressed again later in the meeting when Mike proposed changes to the current BWHOA Rules and Regulations. List of current violations provided late in the meeting by the Violations committee chair.

d. Lakes & Landscaping - We are okay with the palms planted by Harry.

5. Old Business

a. Lot 33 – We would not give estoppel to a corporation, so the proposed purchasers backed down. It is back on the market. Rob made a motion that we cancel the contract with Harry to do landscaping for 2 months, as EXIT Realty is providing landscaping services, seconded by Eli. Motion passed.

b. Lot 40 – no change, continues to be maintained by BWHOA. Ocwen bank approached for information. The owner died without a will, so the property is going through probate. Between August-November, 2014, it should become clear who owns the house, and then someone will own the house, or the bank will move forward with selling it.

c. Update from HOA Round Table - Other associations manage guest parking with approval from ARC and time limit.

- d. Recommendations and Vote - BWHOA legal counsel. Will look to the management company for recommendation.
- e. Discussion of selective enforcement of violations - Tabled for now.
- f. **Review and Vote New Rules and Regulations - parking violations.** Mike made a motion to change Rules and Regulations to change Section 11. to read as follows:

Paragraph B. Parking of vehicles within the roadways shall only be permitted on even numbered sides of the roadway, except no parking shall be permitted within 50 feet of any stop sign/intersection, or within 15 feet of any fire hydrant.

Paragraph C. Vehicles of any type shall not be parked on any surface of a lot other than the paved section of the driveway specifically designed for the storage of vehicles. Vehicle shall not be permitted to block the sidewalk or common area of ingress-egress portion of the driveway in the common area of the lot.

Paragraph D. No overnight parking (midnight to 5 am) shall be permitted at any time in any of the common areas, roadways, or swales within the community except at the direction of the HOA for roadway repairs.

Paragraph G. -----strike (eliminate) the entire section-----

The motion was seconded by Jim.
The motion passed.

- g. Review and Vote New Rules and Regulations - landscaping. Tabled until next month.
- h. Review and decide re fence/hedge line at the southwest part of the lake. Motion by Mike to install 3 sections of fencing, with gates, and costs not to exceed \$ 2500. Eli seconded. Motion passed.
- i. Report and vote on management company- Motion by Eli that we go with First Service Residential management company on a trial basis (30 day notice to cancel), and that we temporarily assign a BWHOA business manager to help with the transition. Jim seconded the motion. Motion passed following discussion. It was agreed the contract will start on July 1, 2014. Either party can cancel with 30 days' written notice. Mike will sign the contract. Our neighborhood assigned liaison will start attending our meetings.

6. New Business

- a. Condition of Lot 49 - Needs attention. A couple of board members will look at the house and property after the meeting.
- b. Lake Flies – Email with picture or lake flies to be forwarded to Mark Halmo, asking him to address this with the company that treats the lake.
- c. Chuck cannot get a phone line to update our gate directory. Deferred to see what the new management company can address.

7. **Adjournment** – Next Meeting Scheduled for Wednesday, July 9 at 7 pm., Boynton West Library
Motion by Mike to Adjourn, seconded by Eli, at 12:30 p.m. August meeting scheduled for Saturday, August 16, at 10 a.m. in the Boynton West Library small conference room.

Boynton West HOA Board of Directors Meeting
Saturday, August 16, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** – All members of the board in attendance. Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, Mike Hansen, and Jim Lockyer. Meeting called to order at 10:07 a.m.

2. **Approve Previous Minutes from July, 2014 BOD Meeting.** Motioned by Eli, seconded by Kip, to accept the minutes. The minutes were unanimously passed.

3. **Treasurer's Report from July, 2014 BOD Meeting.** Report for July was approved. Lot 40 is now paid up. Three households are more than two quarters behind in their dues. This is the first year our finances are in the red because of two big projects, street paving and hedges. Eli motioned, Kip seconded, accepted by all.

4. Committee Reports

a. **Welcome** - No update other than one new couple has taken ownership. Some question about irrigation pump change made by new owner.

b. **ARC** – No committee members in attendance. The chair is keeping the board informed. One architectural change was received, which has been approved for a lanai cover that others won't see. There has also been a new request for special parking permission from Myra. Decision to allow parking on the Aqua Vista swale, with nose in parking, signs for BWHOA Overflow special parking by permission, cones over the sprinkler heads. No parking over the sidewalk. Mike suggested automatically setting up overflow parking for major holidays.

c. **Violations** – For one family, there was an issue, now they are complying better. Decisions made to send board letters to Lots 46, 51, and 90, as the owners have not been responsive to violations or matters of concern previously brought to their attention. The expectation is these violations will be addressed by the next board meeting on September 6. Jim offered to speak to the owners of Lot 84 about a specific concern.

d. **Lakes & Landscaping** – Mike has been picking up palm tree treatments, and got manganese to green up the trees. Major issue - Mike has 3 out of 4 proposals back to trim ficus trees. One of the companies included trimming the center island at the gate. Rob made a motion to accept Duffy's proposal if they will charge us \$3500, Kip seconded, motion passed.

5. Old Business

a. Lot 33 - Exit Realty requesting estoppel again, we prefer to give it when there is a confirmed buyer.

b. Lot 40 - Getting fixed up, may be getting ready to sell.

c. Recommendation for a management company. Rob's workload has been reduced, thanks to Phil Kline and others. Eli and Jim did meet with Banyan Realty - \$750/month, best out of four out of five. Banyan said we can get a company to come in and look after violations related to streets and parking. Kip has one more company to interview. Jim offered to be backup to Rob and Phil.

d. Recommendations – BWHOA legal counsel – Eli and Jim. They spoke to two legal groups. SRHL recommended by Banyan, do many HOAs in our area, very impressive. Not looking for a retainer, \$225-275/ hour for most legal assistance, also has flat rates for some situations. Demand letter is \$90 + \$20 for quick title search, which should be part of the process. Demand

letter charges go directly to homeowner, if not paid, the firm will place a lien. Their going through legal declarations will probably cost about \$5000. Motion made by Eli, seconded by Myra to adopt SRHL - Siegfried, Rivera, Hyman, Lerner, DeLaTorre, Mars, Sobel - to be our legal representation. 1675 Palm Beach Lakes Blvd., Suite 500, West Palm Beach, FL 33401, Phone 561-868-6780, Fax 561-296-5446. Laura Manning-Hudson and Jonathan Picard met with Eli and Jim. It was decided to forward to this firm to look after handling demand letters when homeowners are two quarters or more (\$ 420 or more) - in arrears for fines, assessments, and late fees. Rob motioned, Kip seconded, vote was unanimous to start the demand letter process for Lots 08, 39, and 66 immediately.

e. Review and Vote New Rules and Regulations – landscaping - previously discussed, Chuck to send Myra sketches.

f. Gate maintenance - Eli. Had a problem with number pad. Eli asked to get quotes for next meeting.

g. Discuss/ Approve Community newsletter – Update about considering using a management company, new Parking rules, SWA regulations re vegetation removal – Myra, Add we are now working w legal counsel and costs will be passed on to homeowners. Fine Enforcement Committee - looks over the board's shoulder. Board does the fining, hearing only held if homeowner requests it. Rob will take responsibility to email the newsletter, those who do not accept email will get delivered. A second newsletter issue will be sent in advance of the Annual Members' Meeting in March, 2015.

h. Towing agreement – Jim. We have community representatives who can authorize towing. A tow has been requested recently, homeowners aware. There has been a noticeable improvement with parking at that location.

i. Video cameras at the gate – Mike -- table for now.

6. New Business

a. Resident Garage Sales – Myra. Recent garage sales have been a concern. Do we want to specifically allow open houses, post for sale signs, allow golf carts, etc., as other decisions we can look at as a community? We need to hear from residents what changes are needed. Suggestions have been made to have community-decided garage sales, ie once a year, quarterly, etc., perhaps with a community party in the evening.

b. Declarations/regulations HOA review. What are we doing about getting declarations/regulations review process started? Mike will get first draft of revised bylaws to the board prior to the November board meeting. Bylaws can be more restrictive than declarations but not more lenient.

7. Adjourn – Next Meeting Scheduled for Saturday, September 6 at 10 a.m., Boynton West Library. The October meeting will be held on Wednesday, Oct 15 at 7 p.m. Mike motioned, Eli seconded, this meeting was adjourned at 11:51 a.m.

Boynton Waters Home Owners Association Board Meeting
Saturday, September 6, 2014 at 10 a.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Gavin, and Jim Lockyer. Regrets from Mike Hansen, Meeting called to order at 10:07 a.m.
2. **Approve Previous Minutes from August, 2014 BOD Meeting.** Motioned by Rob, seconded by Eli, to accept the minutes. The minutes were unanimously passed.
3. **Treasurer's Report from August, 2014 BOD Meeting.** Letters have gone out from attorneys to owners which are already three quarters past due; nine owners have Q3 dues still outstanding. One sale (lot 29), and one rental homes (lot 43) are coming in. Myra motioned, Eli seconded to accept the report. Report for August was approved.
4. **Committee Reports**
 - a. **Welcome** - No new activity.
 - b. **ARC** – Special event parking set up – Kip & Eli. Three different signs were offered. Recommendation to get a sign 12 X 18 inches posted, with black letters, Special Parking Call ARC. Recommendation that signs not be permanent, but something like a realtor's sign that is stored in guardhouse, to be put out on the special event date once the requesting resident has received permission from ARC for special parking. Myra provided a motion, seconded by Sandy, to follow Chuck's recommendation to put on the Aqua Vista swale temporary A-frame signs when special permission parking is in effect. Rob modified the motion by requesting that only board members have access to the signs, and a new parking application form be created and put on the website, and then an ARC or board member put out the signs on the day of the event and not before, and take away the signs afterwards. Motion passed with amendments.

Max provided the ARC update. July 23, house painting approved. August 13, screen covering over pool area was approved - looks good. Lot 91 requested landscaping, which was approved.

Lot 90 – ARC received a new request, including a rough drawing of what is planned for the front. Eventually the swing will no longer be visible. Agreement the plans are a big improvement. Tabled until later in meeting. Resumed discussion later in the meeting when lot 90 homeowner was present. Proposed time frame is to put in new plantings within the next few months, within six or seven months at the latest.
 - c. **Violations** – Update on Lots 46, 51, and 90, which were sent violation letters follow the August 16 board meeting. Lot 46 – we need to send a letter thanking them for cutting back the hedge, and we still expect the Agave to be moved back or cut it down. Lot 51 has taken clear shutters down. Lot 90 update was just discussed under ARC committee. Lot 21 has an ongoing parking issue. A certified letter went out within the last couple of days. A separate violation was identified at the same address, and if this recurs, it too will need to be addressed. Follow up at the next board meeting.
 - d. **Lakes & Landscaping** – Palm tree treatments and Ficus tree proposals updates. Duffy's thinned trees this past week, and did a good job. Palm trees have been treated with manganese.

The trees at front gate need to be regularly cut back so we get clear camera views. Kip and Eli will speak to Coconut Palm to ensure this is done. A concern raised is white fly recurring along Jog Rd - north of what Country Fair replaced. Eli to speak to Mark Halmo to determine how this should be addressed.

5. Old Business

- a. Lot 33 - Exit Realty has buyers under contract, although we have not received applications for approval yet.
- b. Lawyer review and demand letters update – Jim. Three demand letters have been sent to Lots 08, 39, and 66. The lawyers recommended we do our own demand letters. They recommend we send them out exactly as they do - send two letters to each address - one by regular mail, and one certified, with return receipt requested. If we have special assessments for capital improvements, and the homeowners haven't paid, we should send out demand letters 30 days after due to get paid. Our accounting process should be modified to show quarterly dues, as a line item, and any fines and interest should each have their own separate lines. The board agreed for lots that are one quarter overdue plus thirty days past due for the second quarter, that will be when the demand letter can be sent. Jim has agreed to take on the responsibility of sending out the demand letters as needed. The first date coming up that new demand letters should be considered will be November 1, 2014.
- c. Management company review, including proposal from Associated Property Management (APM) - Eli. This company works with 140 home owners association. Jim motioned that the board review the proposals from APM and Banyan (now GRS management associates) between now and next board meeting on Oct. 15, and vote on a final decision at the next board meeting. Seconded by Myra. Vote carried. Eli was asked to send out again the proposals under consideration.
- d. Gate maintenance quotes review - Eli - table for now.
- e. Community newsletter – August Issue completed, no suggestions for improvement for next issue.
- f. Lot 84 update – Jim. Jim spoke to the residents, as we've had some complaints about decor. The window cover is going to stay up, as it is hung on an interior wall of the house. A comment from homeowner was made that board should have handled this concern differently, and active discussion ensued. No additional board action will be taken.

6. New Business

- a. Request that we have a discussion next meeting that we put a sign on the incoming gate with our parking rules, and stating special guest parking can be requested. We should also discuss Aqua Vista swale parking for specific annual holidays.

7. **Adjourn** – Next Meeting is scheduled for Wednesday, October 15 at 7 p.m., Boynton West Library, Based on meeting room availability, the November meeting will be held on Saturday, November 22 at 10 a.m. It was motioned by Sandy, and seconded by Jim, to adjourn at 12:10 pm.

Boynton Waters Home Owners Association Board Meeting
Wednesday, October 15, 2014 at 7 p.m.
Boynton West Library

1. **Call to Order /Roll Call** - Present were Eli Blinderman, Kip Brandup, Sandy Duckman, Myra Ehrman, Rob Galvin, Jim Lockyer. Meeting called to order at 7:00 p.m. Mike Hansen arrived at 7:14 p.m. Quorum in attendance.
2. **Approve Previous Minutes from September, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From September, 2014 BOD Meeting. Two households > \$630 or three quarters past due for HOA fees; five households are more than two quarters past due; and 12 households have not yet paid for Qtr 4, which was due by October 1. We have 90 members current for Q1. BWL - 039 going up for public auction. Jim motioned we should proceed with lien for lots 066 and 008; and send demand letters for Lots 077, 059, 088, and 040. Seconded by Myra, motion passed.
 - b. Budget Review and Preparation - Table until Nov. meeting - Jim motioned, Eli seconded, motion passed.
4. **Committee Reports**
 - a. **Welcome** - Two new households moved in since last meeting.
 - b. **ARC – Current Requests** – Max Nameth – Several requests have been approved. Landscaping coming on Water Course Way; plus tree removal to be replaced, house-painting, new front door and garage door - painting acceptable. Special parking set up review – Kip & Eli. Nose in parking needs to be reinforced with guests. Also the sign spelling out parking requirements and infractions is to be moved from the Exit gate to the Entrance gate.
 - c. **Violations** – Mike has been contacted by several residents and has been told by them that the owners will correct their violations. Violations Committee goes out as a group, and when a majority of committee (there are 4 households represented on the committee) agrees, a violation is issued. Update Lot 46 - change requested by second letter was made as requested; Lot 21 Parking Issue Update – no recent infractions. Agreement by the board that no exceptions are to be made, everyone treated equally although we are sympathetic to this household. We need fourth member for Blake's Towing, as one person who had agreed to assist and sign for towing decisions had to withdraw for personal reasons. Eric Malkin will join Fines & Enforcement committee and needs to be added to Blake's list to approve a tow, and Jim Lockyer also agreed to be added to the list to approve a tow; - these changes will need to be made with Blake's. Sign at entry gate pad or gate regarding BWHOA parking rules – Chuck Mucciolo – agreement to change location of current sign per above; Lot 73 Palm trees – Jim - a tree is a tree, we can't regulate the size, so no vote; Do boats get violations? - Jim - table until a later meeting.
 - d. **Lakes & Landscaping** – We still have kids fishing in our lakes, recommendation to plant bullrushes, etc. Eli and Kip asked to look into cost of special planting - bullrushes and arrowhead, plus cost of two fences. Area across from the Aqua Vista Blvd. needs to be included as people have been seen fishing there several times as well.

e. **COWBRA** - FPL update - cases for power lines are being hardened, will also have to work on underground lines, which are susceptible to flooding.

5. **Old Business**

- a. Lot 33 - Bank wants more paper before approving, prospective buyers to close soon.
- b. Management company – brief review and vote on decision. Jim motioned, Kip seconded, that we contract with APM, Associated Property Management, on a three month trial basis. Motion has passed, and contract needs to be signed. Kip has identified a new community resident who is willing to look after the bookkeeping.
- c. Gate issues – Premature closing of left Entrance gate resulting in damage to a visitor’s car - Eli. Motioned by Myra, seconded by Eli to reimburse the visitor for car scratches- vote 3 in favor, 4 opposed for BWHOA to reimburse the owner, motion failed.
- d. Gate maintenance quotes review- Eli. We have an issue with the phone line. Gates open with significant flooding. Suggestion that replacement camera system be bundled with replacement of underground wiring. Need higher definition camera system to see details better. Cost will be between \$ 4- 6 K. Those getting estimates need to bring back costs to next meeting.
- e. Discussion re declarations needing to be redone. Mike has started to work on recommendations, to have back to board members by Nov. 8, to be discussed at November meeting.

6. **New Business**

- a. Lot 7 – Legal paper work – Mike - not our community, not BWHOA Lot 007. We got papers because we're still part of Boynton Beach Country Club. This is one of the main reasons we want to update our documents.
- b. Flags at entrance – Eli. Request to change POW flag, decision to keep as is.
- c. Replacement of aerators – Eli - noisy, should be replaced. Agreed we will not replace for noise, just for equipment functional failure.
- d. Speed bumps - Eli - friend listing on eBay, we'll see if we get a response.
- e. Sandy Duckman resigned from the board for personal reasons, and received a round of applause for his service.
- f. Lot 28 – Neighbors have a palm tree on their property which self-prunes and falls on owners' roof, which damages the owners’ roof. Neighbor not in residence, other resident offered to reach out to palm tree owners. We also may be able to speak to landscaper for the property.
- g. Holiday decorations - Rob made motion that we pre-approve spending up to \$1500 for decorations, no seconder, so this was not a viable motion.

7. Adjourn – Next Meeting Scheduled for November 22 at 10 a.m. needs to be changed so we can use the large conference room. November meeting will probably be held on November 17 or 18 , starting at 6:30 p.m., Boynton West Library. Our last meeting of the year will be Saturday, December 13 @ 10 a.m. This meeting was adjourned at 8:38 p.m.

Boynton Waters Home Owners Association Board Meeting Minutes
Tuesday, November 18, 2014 at 6:30 p.m.
Boynton West Library

1. **Call to Order /Roll Call** – Meeting was called to order at 6:39 pm. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Meredith Rubin from APM attended as a representative from our new management company.
2. **Approve Previous Minutes from October, 2014 BOD Meeting.** Eli motioned Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From October, 2014 BOD Meeting Jim motioned, Myra seconded, motion passed to accept the report. Lot 066 and Lot 008 are still outstanding, and are being liened, now with the lawyer. Lots 57 and 77 got paid. Lot 39 we got full monies except for this quarter. Two households > \$630 outstanding. Thirteen members still outstanding for current dues.
 - b. November will operate financially as usual. December will be the transition month where financial reins will be assumed by APM. Homeowners will be able to make dues payments by different routes, including automatic payments, coupons, check, credit cards. A welcome letter will be sent out to explain the different options.
 - c. Budget Review and Preparation for 2015. Jim made a motion that effective January 1, 2015 each household maintenance assessments be raised by \$30 per month, to \$100 per month, \$300 per quarter, which is a total of \$1200 per year. We can have a budget meeting during our next scheduled meeting on December 13, 2014. Motion seconded by Kip, vote was unanimous.
4. **Committee Reports**
 - a. Welcome – New residents in attendance, plus new owners at lot 33 have been welcomed.
 - b. ARC – Max Nameth provided the report of new requests.
 - c. Violations – current violations. Chuck provided a list of violations still outstanding. In one instance, there was an unsuccessful attempt to deliver a certified letter – never got signed as being received by the owner. Is that acceptable proof that we have tried to deliver a notice? Yes, representative made the effort. Can we use email as a delivery method? We should send notices by regular mail, registered mail, and by fax or email, to make sure we've made every attempt to reach the owner.
 - d. Lakes & Landscaping – Question whether we need to weed Areca palms – will self-prune, and do not need to be fertilized. We will monitor to see if they are distressed. Several plants on Jog Rd. which we paid for are now dead. We need to go back to landscaper for warranty replacement. Timers for Aqua Vista need to be reset for early morning, as they are now irrigating in the afternoon.
5. **Old Business**
 - a. Management company APM update – We are now contracted with APM. Mike has signed off on the welcome letter.
 - b. BWHOA Document Review and Proposed Changes – Mike – Now has a new version of Word which will convert to .pdf documents. Every revision that is being made is being identified as needing legal review. Big issue that we have is Boynton Beach Country Club is still master association (which maybe in bankruptcy). Jim was asked to call our legal firm to determine what could be done, and what would be our best course of action. We need to get new bylaws.
 - c. Gate issues and maintenance quotes review- Kip & Eli. A lot of time was spent doing research and looking into two-three companies. One company was invited to come and inspect. AGS All Gatesystems of Fla., Inc. provided the results of their inspection, and their quote to replace necessary parts. Further discussion was tabled until next meeting, to give the board members time to review the proposals, and will be included as part of the budget

preparation considerations. Myra made the motion again, seconded by Eli again, to reimburse the visitor for car scratches, which was reported at the October 15, 2014 meeting. The motion failed for a second time.

- d. Gate phone line – Rob suggested we get a Magic Jack for Chuck to use to update the gate directory (\$60/ year). Myra motioned, and Jim seconded, that BWHOA pick up the cost of a Magic Jack. Motion passed.
- e. Gate cameras – Rob has done investigation. Suggestion made to purchase a 16-22 channel system with 2 TB hard disk. Good license plate camera could cost \$1200 on its own. We need to see more specs before making a decision.
- f. Update re additional gates, fencing, landscaping for security – Kip had one quote for \$8866 for new fencing. He expects to get another quote the day after the meeting. Bulrushes planted strategically can spread. Rob made a motion to spend up to \$1000 for waterscaping. Eli seconded, and the motion passed.
- g. Visitor parking over the holidays. Jim suggested doing spray painting of spaces on the grass, to mark out where people should be parking. Mike requested there be special parking set up for Thanksgiving. Will revisit this discussion at the December meeting.

6. New Business

- a. Remote Control Applications from Residents. Question if resident has been approved, and if there are children 18 years or older, should we do background check on these people.
- b. Estoppel Fees and Monthly Maintenance Fees – There will be a \$225 Estoppel fee if APM does this for us. Jim or Barbara Souto have volunteered to do this for new applicants. To be discussed more fully at the next meeting.
- c. Demand letter criteria – Jim – if people are late in payments, should we be doing demand letters sooner. Should we be charging late fees after 30 days? Suggestion that we let APM get settled before making a decision.
- d. Country Fair grass cleanup – Mike has left 3 messages and has not heard back from the property management.
- e. Rob made a motion again that we spend up to \$1500 for holiday decorations. No seconder, once again this was not a viable motion.

7. Adjourn – Meeting adjourned at 8:53 p.m. Next Meeting Scheduled for Saturday, December 13 at 10 a.m., Boynton West Library.

Boynton Waters Home Owners Association Meeting Minutes
Saturday, December 13, 2014 at 10:00 a.m.
Boynton West Library

1. **Call to Order /Roll Call** — Meeting was called to order at 10:06 a.m. Present were Mike Hansen, Eli Blinderman, Rob Galvin, Jim Lockyer, Kip Brandup, and Myra Ehrman. Brian McEntee from APM attended as a guest.
2. **Approve Previous Minutes from November, 2014 BOD Meeting.** Eli motioned, Kip seconded, motion passed to accept the minutes.
3. **Treasurer's Reports**
 - a. From November, 2014 BOD Meeting. Two households are more than 2 quarters overdue. Eli had official knock on his door, Lot 40 is now in foreclosure, will be put up in auction in a couple of months. Rob thought QuickBooks had been turned off re statements, the statements were sent automatically, so he sent an email retracting the incorrect invoices. APM then issued invoices for the correct amount due, which is now \$300.00 / quarter. Lot 66 has been lienied as of November, 2014, for a total of \$1231.25 now due. Lot 008 will be lienied as well. Kip motioned to accept, Eli seconded, to accept the report, and the motion passed.
 - b. Budget Review and Preparation. APM will look at our current insurance policies and give feedback. Following active discussion by the board, Eli motioned, Myra seconded, motion passed to accept the proposed budget as modified during the discussion.
4. **Committee Reports**
 - a. Welcome – New resident attending the meeting was welcomed.
 - b. ARC – Can turn around parking permit requests within 24 hours. New requests for house painting, gray paver walkway leading from driveway, and parking request for this evening.
 - c. Violations – No representative from the committee attended.
 - d. Lakes & Landscaping – Couple of dead trees will be replaced. We need to have hedges assessed for new pest.
5. **Old Business**
 - a. Management company APM update – Per Brian, everything is set up. APM uses an online invoice approval system, which will allow board members to sign in, see invoices, and approve or disapprove. Multiple options for residents regarding paying the quarterly dues.
 - b. BWHOA Document Review and Proposed Changes – Mike – Another resident emailed changes that were suggested previously. We can send out with the next newsletter, which needs to be sent out by January, so residents can have a look and respond.
 - c. Boynton Beach Country Club, Inc. Update – Jim – This does not exist any longer; it ceased to exist in 1985, when annual filing stopped. Boynton Beach Country Club Property Owners Association, Inc. does exist. Legal will continue to look into this for us.
 - d. Gate issues and maintenance quotes review- replace loops and wiring to the loops at least - Kip & Eli. We are waiting for another one-two quotes to come in, so no vote at this meeting.
 - e. Gate cameras – Rob – We can put in a new system when we do all the work for the new gates.
 - f. Update re additional gates, fencing, landscaping for security. Eli made a motion that we spend up to \$7500 to put in additional fencing and gates, seconded by Kip, motion passed.
 - g. Visitor parking over the holidays – Leave as is per current Rules & Regulations. Special ARC parking to stay in place until the end of this year, for visitors coming for the holidays.
 - h. Estoppel fees and monthly maintenance fees. APM charges \$225 for the Estoppel fee, could also do background check (processing \$65 per person) and screening for additional fees (\$76). Brian said most associations get \$100 application fee as income. APM can modify our documents, which can be done by January 1, 2015. Rob made a motion to have APM do all

our entry applications, with all costs and fees to go to APM, Jim seconded, motion passed. APM can manage all rental leases regarding start and end dates.

6. New Business

- a. Lot 21 – trailer parking for business purposes, and enforcement of article VI, section 14 of our declarations. We need to send an official board response to the resident, we do not have the authority to create exceptions to the By-laws. There is an option for the resident to expand own driveway.
- b. All sidewalks when cleaned again should be re-sealed, as the concrete has become porous.

- 7. Adjourn** – Meeting adjourned at 12:07 p.m. **Next Meeting scheduled for Saturday, January 31, 2015, at 10:00 a.m., Boynton Waters Library. February meeting is now scheduled for Saturday, February 21, 2015 at 12:15 p.m. (note later start time; no earlier slot available).**