

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**6. New Business**

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

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

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

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

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

## **5. Old Business**

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

## **6. New Business**

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

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

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

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

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

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

Eli S. Blinderman  
9409 Cascade Court  
Boyntn Beach FL,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1) Call to Order/ Roll Call. The meeting was called to order at 10:07 a.m. Present were Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Eric Malkin, Rob Pickman, and Carlos Souto. Regrets from Mike Hansen.
- 2) Board Nominations
  - a. Nominees' Short Statements. Jim Lockyer made a short statement. Chuck Mucciolo is out of town and has a proxy (Eli Blinderman) representing him; Eli read his statement. No new nominees from the floor.
  - b. Ballot Count (concurrent with the meeting).
- 3) Approval of Minutes for Annual Meeting Held March 26, 2016. Carlos motioned and Eli seconded to approve the minutes. Motion passed.
- 4) Treasurer's Report
  - a. Report for 2016. We have a healthy balance. Many projects were completed in 2016. Taxes were completed and sent to the accountant in Feb., 2017; Eric will follow up so paperwork can be signed and submitted to IRS.
  - b. Budget for 2017. Carlos stated 2017 budget passed on Dec. 10, 2016.
  - c. Myra motioned, seconded by Mike D., to accept the treasurer's reports. Motion passed.
- 5) Committee Reports
  - a. Welcome. 9375 Aqua Vista Blvd. is under contract; closing date not known. Rob asked to update the residents' list. Currently we have 8 rentals, only 1 more allowed.
  - b. ARC. One request for exterior house painting.
  - c. Violations. Addressed after last board meeting; everything cited has been repaired.
  - d. Lakes and Landscaping. Coconut Palm is our contractor now. Carlos and owner checked for irrigation dry spots. Carlos will talk to owner about how to maintain property across the lake owned by Boynton Waters.
  - e. Legal. No report.
- 6) 2016 Annual Report. Report was sent out to homeowners. Eric thanked Rob Pickman for the entry gates and cameras being updated. Pressure cleaning was done and a select area from Jog Rd. will be done every 6 months. Monuments with Boynton Waters' names on them were never sealed when originally put up; will need further maintenance. Posthumously, Kip Brandup thanked again for creating parking areas for large groups. Everyone reminded guests expected to park nose in. Reminder parking not allowed on both sides of the street. Mike D. thanked for looking after replacing entrance lights.
- 7) Completed 2016 Projects Review. See 2016 Annual Report.
- 8) Old Business. Nothing brought up.
- 9) Election Results. Elected are: Eli Blinderman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto.
- 10) New Business
  - a. Please give us any updated email addresses.
  - b. Any questions from homeowners, or membership proposals of new projects.
    - i. One homeowner concerned he had to clean his roof, whereas next door neighbors have not cleaned theirs. Explained this is Violations Committee matter, and asked him to speak to Mike D. with his concern.
    - ii. Question about weir status. Obstruction removed. Next board meeting to review next steps.
    - iii. Expansion of aerators – new board to follow up.

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

11) Annual Homeowners' Meeting adjourned at 11:02 a.m.  
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- 1) Immediately Following – **Convening of First Meeting New Board.** Meeting opened at 11:10 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Rob Pickman, and Carlos Souto. Regrets: Chuck Mucciolo (out of town).
- a. Appointment/ Election of Officers for 2017-2018 Term. Jim nominated to be president; Mike D. nominated to be vice president; Carlos nominated to be treasurer; Myra nominated to be secretary. All accepted nominations, and motions passed.
  - b. Jim distributed Board Member Certification forms to be completed and returned to Myra at next board meeting.
  - c. Remove Lot # 58 late fee of \$25 – motioned by Mike, seconded by Carlos, to authorize APM to not charge the \$25.
  - d. Weir Repair. Rob attended when the company came out to identify the problems and clean out the grate. Rob recommended the next round of repairs be approved. Motioned by Rob and seconded by Eli to spend up to \$7230 to authorize spending the funds to complete the repair, motion passed. Eli will contact the company on 3/27/17.
  - e. Requested for additional manganese for two community palms to be approved. Mike motioned we spend up to \$300 to request Coconut Palm apply the manganese, seconded by Eli, motion passed.
  - f. Expansion of new aerators. Last discussed at December 17, 2016 board meeting. Existing aerators are old and not working properly and need to be replaced. Carlos motioned to replace old aerators with new ones, seconded by Mike D., to spend up to \$4500, motion passed. Recommendation to review previously approved funds for adding two new aerators at the June, 2017 meeting before authorizing the company to install.
  - g. Mike D., Chuck, and Jim will address violations. Rules, regulations, and declarations will be enforced.  
**\* Homeowners with pets loose outdoors are advised to keep your pets under control.** Animal control will be contacted and asked to pick up any roaming animals.
  - h. APM to be asked by Jim to maintain a current residents' list.
  - i. Suggestion that Lenore Blinderman, chair of Welcome committee, be given gate codes for new home owners, so she can pass them along at Welcome visits.

2) Board meeting adjourned at 12:00 n.

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

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

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

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

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

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

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

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

**6. New Business**

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

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

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

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

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

**6. New Business**

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

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

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

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

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

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

## 6. Old Business

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

## 7. New Business

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

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

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

August 11, 2017

Dear BWHOA Board of Directors,

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

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

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

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

Thank you for your consideration.

Respectfully, the Home Owners residing at:

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

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

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

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

**6. New Business**

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

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

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

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

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

## **6. New Business**

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

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

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

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

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

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

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

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

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

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

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

*Draft #1 Subject to change 10/21/17*

## **Changing the parking chaos issue**

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

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

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

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

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

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

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

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

**Failure to comply may result in the vehicle being towed.**

**BWFOA, Board of Directors**

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

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

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

**6. Old Business**

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

**6. New Business**

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

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



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

**BUDGET MEETING**

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

**BOARD MONTHLY MEETING**

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

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

## **5. Old Business**

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

## **6. New Business**

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

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

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

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

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

**Boynton Waters Home Owners Association Board Meeting Minutes**  
**Monday, January 8, 2018**  
**Boynton West Library**

1. **Call to Order /Roll Call.** Meeting called to order at 7:02 p.m. Present: Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto. Regrets: Eli Blinderman.
2. **Approve Previous Minutes.** From December, 2017 BOD Meeting. Motioned by Mike, seconded by Carlos, to accept the minutes. Motion passed.
3. **Treasurer's Report**
  - a. Report from November, 2017. Carlos read the report. Motioned by Myra, seconded by Mike, to accept the report. Motion passed.
  - b. Report from December, 2017. Motioned by Myra, seconded by Mike, to accept the report. Motion passed.
  - c. Jim motioned we assign 60% of Reserves to Streets and Sidewalks account, 20% to the Main account, and 20% for the Gate account, seconded by Chuck, motion passed.
  - d. Lot # 49 account has been sent to the attorney for financial follow up.
4. **Committee Reports**
  - a. Welcome. No report.
  - b. ARC. Jim spoke to ARC chair. No new updates.
  - c. Violations.
    - i. Current violations. Sai presented a list of current violations to the board.
    - ii. Ongoing complaint – ficus hedge south side of Aqua Vista between Watercourse and Lakeside, blocking half the sidewalk at Lot # 14, Sai will follow up on next visit.
    - iii. Fines committee.
      1. Hearing for Lot # 16 - Decision to Fine and Vote on Removal of Fence with Costs Back-Charged to Lot Owner. Jim moved to allow the homeowners to remove the length of the fence that extends past the approved distance prior to the next board meeting on Feb. 12, seconded by Carlos, motion approved. A survey will be done of the HOA prior to the next board meeting to identify other lots that may have added fences in violation of the HOA documents.
      2. Hearing for Lot # 39 – Decision to Fine re Loose Cats and Dog Off Leash. Jim motioned we appoint John Gormley as an alternate to sit on the Fines committee for this meeting. Unanimous agreement by the Fines committee to uphold the fine as levied by the board; APM will notify the homeowners.
  - d. Lakes & Landscaping.
    - i. Pricing for replacement trees – entrance on south side, and median. Table until next meeting.
    - ii. Entry landscaping maintenance in conjunction with tree replacements. Table until next meeting.
    - iii. Table until March discussion of having Coconut Palm clean the royal palm trees on north side of Aqua Vista – residual damage from Hurricane Irma.
  - e. Legal. No new updates.
  - f. COBWRA.

- i. Restaurant survey. (Eric's email). Chuck will send out to those in Boynton Waters who have provided email addresses.

**5. Old Business**

- a. Electronic Sign Cost. Table until February board meeting.
- b. Request to revisit north side of Lakeside Lane drainage issues. Table until February board meeting.
- c. Lot # 64 Occupancy. Chuck will follow up with our HOA attorney as to whether we have grounds to follow up regarding unapproved tenants residing there since mid-November, 2017. Chuck will also inquire as to appropriate wording to add a new rule to our documents regarding management of long-stay guests.

**6. New Business**

- a. Emergency preparedness review. Rob would like to send out an email to get additional volunteers to help be block captains for different streets. Agreement we will put on the agenda for the annual March meeting and have signup sheets available.
- b. Holiday parking. Will continue to promote parking on Aqua Vista Blvd. for events with many guests.

- 7. Adjourn – Meeting adjourned at 8:16. Next Meeting Monday, February 12, 2018 at 6:30 p.m., Boynton West Library**

**Boynton Waters Home Owners Association Board Meeting Minutes**  
**Monday, February 12, 2018**  
**Boynton West Library**

- 1. Call to Order /Roll Call.** Meeting called to order at 6:34 p.m. Present: Eli Blinderman, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, and Carlos Souto. Regrets: Mike DeCrescenzo and Rob Pickman.
- 2. Approve Previous Minutes**
  - a. From January, 2018 BOD Meeting. Motioned by Eli, seconded by Carlos, to accept the report. Motion passed.
- 3. Treasurer's Report**
  - a. Report from January, 2018. Motioned by Myra, seconded by Eli, to accept the report. Motion passed.
- 4. Committee Reports**
  - a. Welcome. No report.
  - b. ARC. Max will ask if another committee member is willing to take over chair position. Jim commended Max for his contributions to the community.
  - c. Violations.
    - i. Current violations. Sai distributed the current violations. Homeowner for Lot # 83 came to discuss violation citing need for roof repair. Property will be re-examined during the next violation weekly visit.
    - ii. Hedges & fences going down to the lake. Discussion about fences and hedges going down to the lake tabled for the next board to review.
    - iii. Fines committee. Nothing new.
  - d. Lakes & Landscaping.
    - i. General update - One of the foxtails died; tree and roots have been removed. Cannot be replaced with a palm. Royal palms have not been fed right. North side of Jog has not been maintained. Irrigation has been uneven. Ants are everywhere.
    - ii. New landscaping services proposal. Carlos asked for new quotes; he is recommending a company called Bugaway. They are willing to do a wet check once a month, and will include several other services. Carlos motioned that we accept Bugaway's proposal, Eli seconded, motion passed. Services expected to start March 1, 2018.
    - iii. Pricing for replacement trees – entrance on south side, and median. Table for now, wait for Carlos to work with new company.
    - iv. Entry landscaping maintenance in conjunction with tree replacements. Table for now, wait for Carlos to work with new company.
  - e. Legal. Two properties have been put under lien by our attorney. Another property is also under legal difficulty.
  - f. COBWRA. No update.

**5. Old Business**

- a. Electronic Sign Cost. Eli got a quote for an electronic sign; Eli and Chuck have been looking at a good location. Permanent signs on the entrance gate are in the process of being reorganized. A-frame signs are being looked into for parking instructions. Purchases decisions are deferred until the next board meeting.

**6. New Business**

- a. New rule re guests being unapproved tenants and how to manage. Tabled for next board to discuss. Suggestion the next board to look at reviewing and identifying gaps in the HOA's Declarations.
- b. Letter to the board from Elena Conte. See separate document. Board members will look at the hedge on the south side of the entrance to see if it can be cut back.
- c. Annual Homeowners' Meeting on March 10. Jim indicated there are 2 candidates who have come forward. Discussion about parking concerns.
- d. Carlos offered to re-clean Boynton Waters entrance signs and paint them again.

**Adjourn** – Meeting adjourned at 8:13 p.m. **Next Meeting** – Annual Homeowners - **Saturday, March 10, 2018 at 10 a.m., Boynton West Library**

To Whom It May Concern:

My husband and I have a request for the entrance on Jog Road. We would appreciate if some sort of lights can be installed so we can see the entrance to Boynton Waters.

Every night when I come home from work I'm fearful that I will get hit by a car. No one can see that there is a development and it does not matter at what point I put my signal on. No one slows down and I always seem to be making the turn in at a high speed in order to not get hit from behind. We also had an elderly couple come to visit and they had a very difficult time seeing the entrance. If the sign for the library was not visible I would never see the entrance.

Second request is to have all the ant hills sprayed in the neighborhood. Our dog was bit and we had to make a trip to the vet and get anti biotics because of her chewing on her foot. The ant hills are in every crease on the sidewalk.

Thank you for time and consideration in this matter.

Elena and Michael Conte  
[9391 Aqua Vista Blvd](#)  
[908-872-2839](#)

**Boynton Waters Annual Homeowners' Meeting Minutes**  
**March 10, 2018, Boynton West Library**

- 1) Call to Order/ Roll Call. Meeting called to order at 10:23 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto. Our APM Property Manager Sai Davila ran the meeting.
- 2) Board Nominations
  - a. Two people have submitted intents to run for the board. They are Mike DeCrescenzo and Cheryl Keyes.
  - b. Nominees' Short Statements. Mike gave a short statement about his background. Cheryl gave a short statement about her background.
  - c. Larry Berdoll moved that we close the nominations, seconded by Eric Malkin. Motion passed. As there are two positions for the board open, and two candidates, both Mike and Cheryl will be joining the new board by acclamation.
- 3) Approval of Minutes for Annual Meeting Held March 25, 2017. Eli Blinderman moved to accept the minutes, seconded by Eric Malkin. Motion passed.
- 4) Treasurer's Report
  - a. Report for 2017. Carlos gave a high-level overview of financial status, including the money in the reserves.
  - b. Budget for 2018. Approved by the board in December, 2017. This was mailed out by APM. Please contact Chuck Mucciolo or Sai at APM with contact information changes if you did not receive the mailing.
- 5) Committee Reports
  - a. Welcome. No activity due to illness.
  - b. ARC. Two applications have been submitted and approved. Max Nameth is stepping down as chair, effective at the end of this meeting. He will provide committee chair and member information to the board.
  - c. Violations. Current information not available at the meeting.
  - d. Lakes and Landscaping. We changed the landscaping company at the last regular board meeting, and the community is already starting to look better. Ficus blocking the view of the Boynton Waters signs has been removed so the signs are more visible. A foxtail palm died due to disease; it has been removed and sod is now covering the original location. Carlos will be making a proposal to the new board on refreshing the community landscaping this year. Homeowners are requested to not put any yard trash on the common elements, as the new landscaping company is removing its own trash on the days it works in the community. Putting yard waste on the grass which is not on your property will hamper the landscaping team from properly maintaining the common areas.
  - e. Legal. Four owners have been submitted to the BWHOA attorney to take action; two homes now have liens on them. Sai encouraged owners to sign up for Autopay regarding monies owed to BWHOA.
  - f. COBWRA. The group is keeping eyes and ears open for a new proposal from GL regarding the agricultural reserve. There is no activity currently approved for the undeveloped area across from the Fountains shopping plaza. There are 37 commercial proposals in the pipeline, 1 has been approved. There will be a new commercial plaza at Lyons Rd. and Boynton Beach Blvd. FPL wants to replace all the street lighting that they own in Boynton Waters. Eric Malkin will bring the FPL proposal to the next board meeting. Rob Pickman asked to be included in the FPL review.
- 6) 2017 Annual Report. No report.
- 7) Completed 2017 Projects Review. No formal report. Gates were upgraded and maintenance was completed. Lake aerators have been increased. Question whether the timing of the gates closure can be shortened so people don't tailgate through.
- 8) Old Business. Nothing brought up.

9) New Business.

- a. Please give us any updated email addresses. Chuck asked that people confirm with him their contact information he has on record.
- b. Emergency Preparedness block captain recruitment. Rob Pickman explained how homeowners can volunteer to be block captains to knock on doors on their block to make sure everyone is okay following a major storm or hurricane. Cheryl Keyes is a former EMT and has volunteered to be the medical liaison. We have a volunteer with a pickup truck to help pull away any trees blocking our entrance. Rob will put together an emergency list that can be distributed to homeowners.
- c. Any questions from homeowners, or membership proposals of new projects. The owner of Lot # 73 had questions about landscaping maintenance for the BWHOA property across the lake from her backyard.
- d. Eric suggested that regular board meetings plan for 5-10 minutes for questions or comments from owners. Sai recognized that our community has been self-managed for a long time. New agenda items should be directed to her at APM and she will notify the board of the request going forward.

10) Adjournment of Annual Homeowners' Meeting. Larry Berdoll motioned the meeting be adjourned at 10:56 a.m.

11) Next regular board meeting: Wednesday, April 18 at 7 p.m.

**Boynton Waters Annual Homeowners' Meeting Minutes**  
**March 10, 2018, Boynton West Library**

- 1) Call to Order/ Roll Call. Meeting called to order at 10:23 a.m. Present: Eli Blinderman, Mike DeCrescenzo, Myra Ehrman, Jim Lockyer, Chuck Mucciolo, Rob Pickman, and Carlos Souto. Our APM Property Manager Sai Davila ran the meeting.
- 2) Board Nominations
  - a. Two people have submitted intents to run for the board. They are Mike DeCrescenzo and Cheryl Keyes.
  - b. Nominees' Short Statements. Mike gave a short statement about his background. Cheryl gave a short statement about her background.
  - c. Larry Berdoll moved that we close the nominations, seconded by Eric Malkin. Motion passed. As there are two positions for the board open, and two candidates, both Mike and Cheryl will be joining the new board by acclamation.
- 3) Approval of Minutes for Annual Meeting Held March 25, 2017. Eli Blinderman moved to accept the minutes, seconded by Eric Malkin. Motion passed.
- 4) Treasurer's Report
  - a. Report for 2017. Carlos gave a high-level overview of financial status, including the money in the reserves.
  - b. Budget for 2018. Approved by the board in December, 2017. This was mailed out by APM. Please contact Chuck Mucciolo or Sai at APM with contact information changes if you did not receive the mailing.
- 5) Committee Reports
  - a. Welcome. No activity due to illness.
  - b. ARC. Two applications have been submitted and approved. Max Nameth is stepping down as chair, effective at the end of this meeting. He will provide committee chair and member information to the board.
  - c. Violations. Current information not available at the meeting.
  - d. Lakes and Landscaping. We changed the landscaping company at the last regular board meeting, and the community is already starting to look better. Ficus blocking the view of the Boynton Waters signs has been removed so the signs are more visible. A foxtail palm died due to disease; it has been removed and sod is now covering the original location. Carlos will be making a proposal to the new board on refreshing the community landscaping this year. Homeowners are requested to not put any yard trash on the common elements, as the new landscaping company is removing its own trash on the days it works in the community. Putting yard waste on the grass which is not on your property will hamper the landscaping team from properly maintaining the common areas.
  - e. Legal. Four owners have been submitted to the BWHOA attorney to take action; two homes now have liens on them. Sai encouraged owners to sign up for Autopay regarding monies owed to BWHOA.
  - f. COBWRA. The group is keeping eyes and ears open for a new proposal from GL regarding the agricultural reserve. There is no activity currently approved for the undeveloped area across from the Fountains shopping plaza. There are 37 commercial proposals in the pipeline, 1 has been approved. There will be a new commercial plaza at Lyons Rd. and Boynton Beach Blvd. FPL wants to replace all the street lighting that they own in Boynton Waters. Eric Malkin will bring the FPL proposal to the next board meeting. Rob Pickman asked to be included in the FPL review.
- 6) 2017 Annual Report. No report.
- 7) Completed 2017 Projects Review. No formal report. Gates were upgraded and maintenance was completed. Lake aerators have been increased. Question whether the timing of the gates closure can be shortened so people don't tailgate through.
- 8) Old Business. Nothing brought up.

9) New Business.

- a. Please give us any updated email addresses. Chuck asked that people confirm with him their contact information he has on record.
- b. Emergency Preparedness block captain recruitment. Rob Pickman explained how homeowners can volunteer to be block captains to knock on doors on their block to make sure everyone is okay following a major storm or hurricane. Cheryl Keyes is a former EMT and has volunteered to be the medical liaison. We have a volunteer with a pickup truck to help pull away any trees blocking our entrance. Rob will put together an emergency list that can be distributed to homeowners.
- c. Any questions from homeowners, or membership proposals of new projects. The owner of Lot # 73 had questions about landscaping maintenance for the BWHOA property across the lake from her backyard.
- d. Eric suggested that regular board meetings plan for 5-10 minutes for questions or comments from owners. Sai recognized that our community has been self-managed for a long time. New agenda items should be directed to her at APM and she will notify the board of the request going forward.

10) Adjournment of Annual Homeowners' Meeting. Larry Berdoll motioned the meeting be adjourned at 10:56 a.m.

11) Next regular board meeting: Wednesday, April 18 at 7 p.m.

Boynton Waters Homeowners Association Board Meeting Minutes  
Wednesday April 18, 2018  
Boynton West Library

- 1 Call to Order / Roll Call. Meeting was called to order at 7:03 p.m.  
Present: Eli Blinderman, Carlos Souto, Mike DeCresenzo, Rob Pickman,  
Chuck Mucciolo, Rob Pickman
2. Approve Previous Minutes  
Minutes from Annual Meeting March 10, 2018. Motion by Eli Blinderman and  
seconded by Mike DeCresenzo. Motion passed.
3. Treasurers Report  
Report from March 2018. Motion by Chuck Mucciolo, and seconded by Eli  
Blinderman. Motion Passed.  
Tax payment for 2018 was sent  
Coconut Palm final payment \$6,247.45
4. Committee Reports
  - a. Welcome - no new homeowners
  - b. ARC - request for new impact windows and door and a new roof were  
approved
  - c. Violations - parking of cars and an ARC application
  - d. Lakes - No chemicals are to be used on grass area at edge of lake. No  
permanent structures around the lake.
  - e. Landscaping - New company was hired Bug A way Motion by Eli  
Blinderman and seconded by Cheryl Keyes. Motion passed
  - f. COWBRA - New Officers. There are 17 projects on the books.
5. Old Business
  - a. Entry Lights - nothing to report
  - b. Electric Signage - Working on, sign will be LED lights & in color  
Motion by Mark and seconded by Eli Blinderman
  - c. Legal - documents - will call a workshop to discuss by -laws for  
renting.
  - d. Streets - gutters and driveway aprons will be fixed in 2 areas at a cost of  
\$7,000. Motion by Chuck Mucciolo and seconded by Mike DeCresenzo.  
Motion passed.
  - e. Air conditioner guardhouse - installed
  - f. FPL Lights - lights will be changed to LED bulbs. Motion by Rob  
Pickman and seconded by Cheryl Keyes. Motion passed.
6. New Business
  - a. Special landscaping - nothing to report

- b. Gates – nothing to report
- c. Parking signs – new guest parking signs  
Motion by Eli Blinderman and seconded by Cheryl Keyes.  
Motion passed.
- d. Lake management proposal – Aquagenix has been hired  
will begin in May. No chemicals will be used in the lake.  
Motion by Eli Blinderman and seconded by Chuck Mucciolo.  
Motion passed.
- e. Christmas Lights – process of getting bids for holiday lights

Adjournment

Adjournment at 7:18

Boynton Waters Homeowners Association, Inc.  
May 23, 2018 Board Meeting  
7:00 PM – Boynton West Library

Minutes

1. **Call to Order**
  - a. Meeting was called to order at 7:00 PM
2. **Roll Call**
  - a. Present: Carlos Souto, Michael Decrescenzo, Cheryl Keyes, Chuck Mucciolo, Robert Pickman and Eli Blinderman.
  - b. Absent: James Lockyer
3. **Approval of Previous Meeting Minutes**
  - a. Chuck made a motion to accept the previous meeting minutes as read, motion was seconded by Carlos and all were in favor. **Motion passed.**
4. **Treasurers Report**
  - a. Carlos read the treasurers report as of April 30:
    - i. Total expenses - \$10,564.83
    - ii. Total credits - \$15,219.51
    - iii. Total Operation - \$82,420.27
    - iv. Total Gate Reserves - \$2,746.09
    - v. Total General Reserves - \$32,499.36
  - b. Chuck made a motion to accept the treasurers report as read, motion was seconded by Cheryl and all were in favor. **Motion passed.**
5. **New Business**
  - a. **FPL Update – by Eric Mackin**
    - i. Community is looking into replacing the existing street light bulbs with LED light bulbs. Each LED bulb will be a cost of \$.92/month. Board has requested a proposal for replacing the current bulbs and a review of the light pattern and will review at a later date.
  - b. **Welcome Committee**
    - i. Cheryl presented a sample welcome package that includes a Boynton Waters canvas tote, fresh pineapple, county information book, welcome letter from board, Boynton Waters important information and contact sheet, after storm clean up information and a recycle magnet.
    - ii. Cheryl is waiting for the proposal for the bags and will present at a later date.
  - c. **Violation**
    - i. Jessica and Chuck did an inspection of the neighborhood and over 30 violations were noted. Most violations consisted of dirty roofs.
    - ii. A few homeowner have responded to the violation notice.
  - d. **ARC Committee**
    - i. 1 ARC application has been approved to install impact window in the front of the home to complete the project.
  - e. 1 ARC application is pending to build up end of lake. Homeowner has not responded to the committee's letter advising the homeowner that sod must be placed over rock.
  - f. **New Homeowners**
    - i. 9368 Water Course Way

1. Carlos made a motion to approve the purchase application, motion was seconded by Mike and all were in favor. **Motion passed.**
    - ii. 9398 Aqua Vista Blvd
      1. Carlos made a motion to approve the purchase application, motion was seconded by Mike and all were in favor. **Motion passed.**
  - g. **Special Landscaping Project**
    - i. New trees and landscaping will be done in the coming weeks at the front entrance and along the east side of the lake, east of Lakeside Ln.
    - ii. Carlos proposed to enhance the landscaping at the front entrance of the community with money saved when drainage swales were repaired.
    - iii. Rob made a motion to accept Carlos's proposal to enhance the front entrance landscaping between the call box and the gate house with decorative pavers not to exceed a budget of \$15,000, motion was seconded by Cheryl and all were in favor. **Motion passed.**
6. **Old Business**
- a. **Lake Maintenance**
    - i. Aquagenics will start on June 1<sup>st</sup> maintaining the lakes.
  - b. **Landscaping Lights**
    - i. Tabled
  - c. **Street Repair update**
    - i. Several cul de sacs drainage and broken sections of valley gutter have been repaired.
  - d. **Speeding**
    - i. Speeding workshop will be set up to get the community involved in regards to speeding in the community.
  - e. **Street Coating**
    - i. Tabled
7. **Carlos resigned as president of the Board but will remain Treasurer.**
- a. Rob made a motion to nominate Chuck as president of the association, motion was seconded by Cheryl and all were in favor. **Motion passed.**
8. Cheryl read homeowner response regarding parking letter that was sent to the community. This homeowner felt it was discriminatory and unclear. The board will get legal opinion from the associations attorney.
9. **Adjournment**
- a. Meeting was adjourned at 8:14 PM



Boynton Waters Homeowners Association, Inc.  
Board Meeting  
June 20, 2018 at 7 PM

### Minutes

1. Call to Order/Roll Call
  - a. Meeting was called to order at 7:01 PM by Chuck M.
  - b. Present: Chuck Mucciolo, Cheryl Keyes, Robert Pickman, Eli Blinderman, Carlos Souto and Jim Lockyer
2. Approval of May Meeting Minutes
  - a. Carlos made a motion to accept the minutes as written, motion was seconded by Eli and all were in favor. **Motioned Passed.**
3. Treasures Report
  - a. \$82,407 – Income
  - b. \$22,631.41 – Expenses
  - c. \$63,923.93 – Operating
  - d. \$48,101.50 – Reserves
  - e. Carlos proposed to leave the rental income account at \$4,500 and move the remaining funds to the reserves accounts. \$1,000 to main reserve and the remainder to be split evenly between the other reserve accounts.
  - f. Robert made a motion to accept the treasurers report, motion was seconded by Eli and all were in favor. **Motion Passed.**
4. Committee Reports
  - a. Welcome Committee
    - i. Two new families have moved into the community and two are under contract.
    - ii. Welcome packets were discussed at the previous meeting, Cheryl currently has a budget of \$50 per new homeowner, however, she is confident that she can do the welcome bag and contents for \$25 a home. Cheryl proposed that each homeowner in Boynton Wates received a new canvas bag. Bags can be ordered at the cost of \$7 per bag if you order 26 or more, if under 26 are ordered it will be at a cost of \$10 a bag.
    - iii. Carlos made a motion to purchase 40 bags, APM will receive the invoice and process through strongroom. A check for \$100 will be given to Cheryl from the petty cash account to purchase the items for the two new homeowners at this time, motion was seconded by Robert and all were in favor. **Motioned Passed.**
  - b. ARC Committee
    - i. Four ARC applications have been approved.
    - ii. ARC committee will send ARC application to APM to scan and save digitally. Then ARC applications will be stored in the gate house.
  - c. Lakes
  - d. New lake maintenance company Aquagenic killed a bush near the lake, however, they said it will grow back as it was not originally planted there.
  - e. Carlos and Marc Halmo will be overseeing the lake maintenance.
  - f. Stocking lake with fish can be done. Carlos has paperwork to be completed for the county to come in and inspect the lakes before they can be restocked.
5. Landscaping



- a. Sod and mulch are still needed, landscapers are waiting for their suppliers to restock.
  - b. The trees need to be trimmed.
  - c. Bricks will be installed at the entrance way Monday, June 25.
  - d. Several homeowners and outside vendors have approached the board with compliments and applauding their efforts on the work being done at the entrance to enhance the community. Carlos has done a lot of physical labor and research to get this project going and his efforts are greatly appreciated.
6. COBRA
- a. Eric Malkin will be the liaison between the board and COBRA
7. FPL
- a. Eric proposed program FPL is offering to change lights to LED.
  - b. Scott and Colleen Gardener will be the primary liaison for FPL as they work for the Massachusetts electric company and has done this transition with more than 30 communities and Robert will also assist.
  - c. Eric please get in touch with Chuck regarding the installation of a sample light.
8. Cheryl left the meeting at 7:41PM, board still has quorum.
9. Electric Signage
- a. Robert has finished the electric sign enclosure and needs to move on to painting. The board has recommended to paint the signs the dark color of the guard house.
10. Legal Update
- a. Response was received from the attorney regarding parking.
  - b. Chuck proposed an odd/even parking schedule to rotate every other month. The board unanimously agreed that they do not think it is a good fit for the community.
  - c. Board will hold a community workshop in the future to discuss parking, no date or time has been set.
11. Website has been updated by Robert with new welcome letter and hurricane readiness link, however, he will need a copy of the May meeting minutes as he does not recall receiving them. Jessica will send them to the board.
12. Adjournment
- a. Meeting was adjourned at 8:25 PM



Boynton Waters Homeowners Association, Inc.  
August 22, 2018 Board Meeting

Minutes

1. Call to Order
  - a. Meeting was called to order at 6:59 PM
2. Roll Call
  - a. Present: Carlos Souto, Chuck Mucciolo, Mike DeCrescenzo and Cheryl Keyes
  - b. Absent: Jim Lockyer and Rob Pickman
3. Approval of Previous Meeting Minutes
  - a. Mike made a motion to accept the previous meeting minutes as read, motion was seconded by Carlos and all were in favor. **Motioned passed.**
4. Treasurers Report
  - a. End of June balance - \$105,615.53
  - b. End of July balance - \$57,888.62
    - i. Rental account - \$4,500
    - ii. Gate reserve - \$2,746.43
    - iii. Main reserve - \$33,499.86
    - iv. Streets and sidewalk reserve - \$12,847.51
    - v. Reserve total - \$46,347.37
  - c. Proposals
    - i. Aquagenix provided a proposal for an initial one-time cleaning of the north and south lakes at the front entrance for \$1,100, and a proposal to clean the north and south entrance lakes twice a year for \$600 each time. Mike made a motion to accept the proposals, motion was seconded by Cheryl and all were in favor. **Motion passed.**
      1. Carlos stated that the lakes are overall healthy but would like to see the plants that do not belong there removed.
    - ii. Pressure Cleaning
      1. Dan Ryan's Pressure Cleaning is the new company hired to pressure clean the community. They will clean the entire community sidewalks once a year, before thanksgiving, and will do the entrance once a year in June. Total cost will be \$2,950 and he will charge \$50 for in between calls.
    - iii. Carlos mentioned that one Royal Palm was recently replaced at the cost of \$2,700, these trees need to be fertilized 3 times a year to keep them healthy.
5. Committee Reports
  - a. ARC Committee
    - i. Two ARC approvals were given, 1) for an inground swimming pool and the other for hurricane sliders, both homes are on Water Course.
    - ii. One homeowner requested a flat concrete tile roof. Committee decision attached.
  - b. Welcome Committee



- i. 4 new families have moved in and all received a new welcome bag within 2 weeks of move in and they loved them. Currently 1 home is under contract and scheduled to close at the end of the month.

6. Old Business

a. Fine Committee Hearing

- i. Homeowner at 9360 Cascade spoke about the fine he received December 2017, he was moving into his home and the panel truck he had was parked in the community longer than acceptable. He explained that he was moving by himself and had various health problems, so it took longer than anticipated. The homeowner was sent 3 violation letters which included an intent to fine notice. The fine committee collaborated and decided they did not have enough information at this time to render a recommendation to the board. This has been tabled until the next meeting.

b. Survey Results

- i. 42 surveys were received back out of 92, please see results on website.

7. New Business

a. Directory Post - refinishing and repair

- i. Directory post repaired by Manny Lozano at the cost of \$250.

b. New Board Member - discussion and possible nomination

- i. Chuck made a motion to nominate Manny Lozano to fill the open position on the board, motion was seconded by Mike and all were in favor. **Motion passed.**

c. New Attorney

- i. The Association has hired a new attorney – Pamula Marra with Feaman and Associates

d. backup service for guardhouse computer

- i. Chuck proposed spending no more then \$75 a year for a computer back up for the gate system. Mike made a motion to accept the proposal, motion was seconded by Cheryl and all were in favor. **Motion passed.**

e. 9393 Cascade Court – Cats

- i. Homeowner has already been fined the maximum amount. Jessica will research what steps can be taken to have the cats removed from the community.

f. remote conferencing of meetings

- i. Mike has done some research and homeowners could conference in using a computer. Majority of the board were not in favor of this. **Motion denied.**

g. ARC - new color palette

- i. Tabled

h. FPL Lighting

- i. A new LED light fixture will be installed on one of the street lights along Aqua Vista as a sample of the new lights. This was proposed as a cost savings by FPL. If the community likes the lights they will all be replaced.

i. Pedestrian Gate



.AFT

- i. Pedestrian gate button to exit the community is not functioning properly. Mike received a proposal from Royce for \$650. He will be seeking a second opinion as the quoted price from Royce seems high.
- j. Tailgating
  - i. The board has received several complaints about cars tailgating into the community. Mike received a proposal from Royce to install single car entry gates. This would only allow one car to drive into the community at a time. The board will present this to the community as it is a capital improvement.
- k. Letters
  - i. Chuck read 2 letters that were received by homeowners in the community. Letters and responses will be posted on website with minutes.
  - l. The board would like to say thank you to Bill Spriggs for cleaning up the coconuts.
- 8. Adjournment
  - a. Meeting adjourned at 8:33 PM

Bruno Lambourg, M.D. and Sylvia Lambourg, ed.D.  
9321 Water Course Way  
Boynton Beach, FL 33437

May 21, 2018

APM Property Management  
8135 Lake Worth Road Suite B  
Lake Worth, FL 33467

To whom it may concern:

We are in receipt of your correspondence dated 15 May 2018 and take issue with the following contained therein.

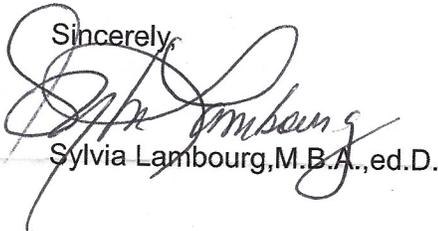
- Guest, domestic workers etc... must park on driveway... There is no specific rule neither in Florida statutes nor bylaws.

We are of the opinion that your arbitrary rule is discriminatory in nature .. Given that in my case my workers are black and / or hispanic. Moreover, your letter is unclear because the terms guest and infrequent guest are not clearly defined.

You want my employees to park in my driveway and were preytale are we to park. What is a large number of guests.. .who decides ?

You do not have the authority to disallow myself and/or my employees from parking in the streets.... Because that is what the bylaw state is allowed. You will need to demonstrate your rule or to the contrary you haven't the ground to tow as you threaten to do.

Sincerely,



Sylvia Lambourg, M.B.A., ed.D.



**Boynton Waters Homeowners' Association**

9100 Aqua Vista Blvd.  
Boynton Beach, Florida 33437

July 15<sup>th</sup>, 2018

Congratulations on soliciting our resident's opinions.

I read the new intro on the web site and it starts out suggesting that we are friendly neighbors and then talks about Rules and Regs.

Just not a welcoming invitation to prospective buyers.

OK enough about that.

Enclosed is my check 8915, which I sent in as usual, but it was returned from Center State Bank, as I have never received any 2018 coupons, referred in their return letter, also enclosed.

Regarding your survey, and our discussion from the June meeting, I mentioned that the tree along the lake and Jog road, that fell last year due to Irma, has never been replaced and is causing a significant increase in noise, not to mention that the hedges have been trimmed too thin along with the trees on the exit to our community.

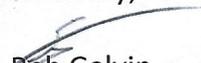
Years ago, when I was on the board, I mentioned that the erosion on the West side of the lake was going to cause the trees to fall and that preventative measures should be taken. The dead bushes along Jog road haven't resolved this situation.

I also mentioned that the button to the pedestrian gate is only functioning sporadically and the sidewalk there is in desperate need of cleaning.

To end on a complimentary note, the new entry turnaround looks very nice, but the lack of landscaping that was removed makes it look barren.

Please confirm the receipt of the attached 3<sup>rd</sup> quarter payment and send me the coupon booklet so that I can make my 4<sup>th</sup> quarter payment to the correct address.

Sincerely,



Rob Galvin  
6615 Boynton Beach Blvd.  
#346  
Boynton Beach, Florida  
33437

The following are responses to two letters addressed to the HOA.

Re: Lambourg, dated May 21, 2018

*This resident's letter was in response to a request to park guest vehicles on their driveway when space is available and to avoid parking in the street. Additionally, I had personal contact with only one of the vehicle owners when I saw two vehicles parked on the grass along Aqua Vista and politely asked that person to move the vehicle and to tell the other owner to do the same.* The Declarations, Bylaws and Rules address parking which all residents should be familiar with. Our attorney has determined that the Board of Directors and the regulating documents are in full compliance with the law. There was no discrimination in the application of the parking rules as these rules are applied to and enforced with other residents and guests based solely on the manner of parking and without consideration of the vehicle owner's ethnicity.

Re: Galvin, dated July 15, 2018

The website welcome page is meant to provide an overview of the community and we feel it does that effectively however I will review it's contents and make changes deemed necessary.

Issues regarding payments and coupons have been addressed by APM with the lot owner.

The Ficus tree on the bank adjacent to Jog Road which fell as a result of Irma was removed over a lengthy period of time due to limitations by the contractor. Two new Black Olive trees will be planted in its place; we are getting proposals. These trees will not be as large as the Ficus as they are not available and would be cost prohibitive. The new trees will be in the 8-12' height range as that is what is most available commercially and can be planted without the need for heavy equipment.

I have done research on the effectiveness of plant material for sound abatement and there is no proof that it provides a noticeable reduction of sound. Studies show that even the most dense hedge with large tympanic leaves (such as Seagrape) reduce sound by just 4 decibels; whispers are measured at 10 decibels. Studies also show that the most effective noise abatement system is one that is immediately adjacent to the source. In our case the source is the tires of vehicles and so, a wall or other sound reflecting or absorbing device would need to be placed at the curb. The use of a wall in place of or in conjunction with a hedge will not achieve any noticeable reduction in sound.

The eroding bank along Jog Road is in part due to the Ficus trees and their shallow root systems and the shade they provide allowing for thinning of the grass in those areas which helps to retain the banks. Re-establishing this bank would be a significant cost to the community and not solve the noise problem. Establishing different, deep rooted, trees is the best we can do to close the visual gap made from the loss of the Ficus tree. The Ficus hedge along Jog Road is getting old and has taken several 'hits' from Whitefly leaving some of the interior wood dead and not supportive of leaf growth. Past pruning practices have allowed the hedge to increase width allowing the interior to become void of leaves. As this species of hedge is problematic in it's water requirements, frequent pruning requirements and regular treatments for insects, it would be prudent for the community to consider establishing a native substitute and allowing it to reach a reasonable height prior to removing the Ficus. This is being implemented at many communities.

The pedestrian gate is malfunctioning and we are exploring the options for replacement of parts.

Additional planting to fill in gaps at the turnaround will be implemented.

*Thank you,  
Chuck Mucciolo, President, BWHOA, Inc.*

48 Total

Boynton Waters Homeowners Association, Inc.  
Resident Questionnaire  
July 10, 2018

Please provide the Board of Directors with your input on the following questions. Individual responses will not be shared with the community; only a tally or percentage of votes will be used to guide the Board towards discussion. **No expenditure of funds will be made without discussion at a Board meeting and a formal vote of the community as may be required by our documents.**

**Item 1 - Schools**

With the construction of new schools in the area there is a possibility that Boynton Waters could be reassigned to other, closer schools. In addition to different school environments for your child(ren) a change in districts could increase our property values. Should the Board of Directors attempt to redistrict our schools?

Circle one: Yes 33 No 9 | 3DK 3Blank

**Item 2 - General HOA Correspondence**

In an effort to reduce costs and provide information to you faster, will you accept general HOA correspondence via email only? *You will be required to inform the HOA of any changes to your email address.*

If no email address is provided then all correspondence will be sent to you via regular USPS mail.

8 no email provided

Email Address

**Item 3 - Quality of life**

What would you consider to be a positive addition to our community to provide a better quality of life and/or increase property values?

Seating overlooking one or more lakes: YES 21 NO 25 2Blank

Some type of shade structure overlooking one or more lakes: YES 19 NO 27 2Blank

Updated community signs: YES 14 NO 32 2Blank

Updated street, stop and speed signs: YES 15 NO 31 2Blank

Other: \_\_\_\_\_

Thank you for your participation in this poll. Use the pre-addressed and stamped envelope to return this form. Provide your address and signature below to insure an accurate and fair poll.

Lack of a signature will void this questionnaire and not represent your input.

Address

Signature



Boynton Waters Homeowners Association, Inc.

September 26, 2018 Board Meeting

Minutes

1. Call to Order
    - a. Meeting was called to order at 7:04 PM.
  2. Roll Call
    - a. Present: Carlos Souto, Manny Lozano, Robert Pickman, and Chuck Mucciolo.
    - b. Absent: Mike DeCrescenzo and Cheryl Keyes
  3. Approval of Previous Meeting Minutes
    - a. Minutes were reviewed by the board. Carlos made a motion to approve the previous meeting minutes, motion was seconded by Robert and all were in favor. **Motion passed.**
  4. Treasurers Report
    - a. Treasurers report given by Carlos – See attached.
  5. Committee Reports
    - a. ARC – 1 approval for gutters
    - b. COBRA – School Zoning – the board will schedule a special meeting with the school commissioner to provide the community with more information.
  6. Violation Report
    - a. Tabled
  7. Old Business
    - a. Fine Committee Hearing - Settled
    - b. Royce Proposal – Single Vehicle entry - Tabled
    - c. 9393 Cascade Court – Cats
      - i. Animal Control will not remove community cats. However, animal caregiver must follow the rules of County ordinance 4-35 or 2 homeowner can submit affidavits to the county to have the cats removed.
  8. New Business
    - a. Carlos – Proposal Review
      - i. Carlos received a proposal from Aquagenix to maintain the Aerators, however, they would be more than the current company, so no change will be made at this time.
      - ii. Carlos received a quote from Aquagenix to supply and install 1,400 fish into the lake at a cost of \$1,434, these fish will help clean and maintain the lake. Carlos made a motion to accept the proposal to have fish put in the lake, this motion was seconded by Robert and all were in favor. **Motion Passed.**
      - iii. Carlos received a proposal from Aquagenix to add 600 plants around the lakes at the cost of \$1,700.16, the board has tabled this proposal.
      - iv. Landscaping – One Royal Palm along Aqua Vista is not health. The landscapers will keep an eye on it.
      - v. Bug-a-way proposal to trim the Queen Palms at a cost of \$875. Carlos made a motion to accept this proposal, motion was seconded by Manny and all were in favor. **Motion passed.**
      - vi. Pressure Cleaning – The whole community will have sidewalks and swales pressure cleaned November 10 and the entrance will be done in June every year. Company will come out and
- 8135 Lake Worth Rd., Suite B, Lake Worth, FL Office: (561) 588-7210 Fax: (561) 588-2411



reclean the sidewalk at the entrance where the Black Oliver tree stains the side walk for \$50 each call throughout the year.

vii. Baker Landscaping sent in a proposal to trim 11 ficus trees and the black olive as well as plant 2 black olives for \$3,090. This work as already been completed.

b. Draft 2019 Operating Budget

i. Board reviewed 2 drafts of the 2019 budget, 1 which will remain the same and 1 that will decrease \$5 a quarter. Robert proposed that the dues be kept the same but allocate the additional \$5 a quarter to the reserves to build them. Carlos and Jessica will schedule a time to meet and discuss the budget.

c. Holiday Lights

i. Chuck made a motion to allot up to \$2,800 for holiday lighting, this will be a 1-time purchase for the lights and any electrical work that needs to be done to accommodate, motion was seconded by Robert and all were in favor. **Motion passed.**

ii. Rentals – The board would like to get more information on reducing the number of rentals in the community from 10% to a lower number.

9. Adjournment

a. Meeting adjourned at 8:30 PM

**Boynton Waters HOA**  
**DRAFT Minutes of the Special Meeting of 2018-11-28**  
Held at the guardhouse.

Meeting was called to order at 6:30pm.

Board members in attendance were:

Chuck Mucciolo  
Mike DeCrescenzo  
Manny Lozano  
Carlos Souto  
Cheryl Keyes  
Robert Pickman

A quorum was met.

Item 1a:

How to handle debris left in lake by one or more Sun Valley residents. After explanation of the circumstances was made by Chuck and a poll of opinions was taken of the board members it was decided that the cost to remove the debris should be borne by the BWHOA for this incident.

The Board members also unanimously agreed that we should have our attorney send a letter to the offending homeowner, the Sun Valley HOA and their management company stating that the cost of any future dumping of debris in the lake will be charged back to the Sun Valley HOA.

Item 1b: The cost of cleaning the debris is estimated to be \$1,000.00 and a motion to spend up to this amount was made by Carlos Souto and seconded by Mike DeCrescenzo with a unanimous approval by the remainder of the Board. Motion passed.

Item 2: A proposal by Chuck Mucciolo to reduce the number of allowed rentals within the community was made in an effort to better the values of our community. A discussion was had with several ideas presented. It was decided that a discussion with our attorney was necessary to better understand our legal standing in this matter. Further discussion was tabled until the attorney can advise on the subject.

The meeting was adjourned at 7:04 pm.



Boynton Waters Homeowners Association, Inc.

Board Meeting

Wednesday, December 19, 2018

**Minutes**

1. Call to Order
  - a. Meeting was called to order at 7:03 PM
2. Roll Call
  - a. Present: Chuck, Mike, Carlos and Cheryl
  - b. Absent: Rob and Manny
3. Approval of Previous Meeting Minutes
  - a. Mike made a motion to accept the previous meeting minutes as written, motion was seconded by Cheryl and all were in favor. Motion passed.
4. Approval of Special Meeting Minutes
  - a. Mike made a motion to accept the special meeting minutes as written, motion was seconded by Cheryl and all were in favor. Motion passed.
5. Treasurers Report – Given by Carlos
  - a. Beginning balance: \$53,011.46
  - b. Expense: \$8,575.89
  - c. Deposits: \$2,182.68
  - d. Financials are in good shape
6. Committee Reports
  - a. ARC – 1 approval for impact windows was approved.
7. Old Business
  - a. Lakes – Fish will be stocked with blue gill and brim fish on December 20 and bass will be stocked in March 2019.
  - b. Landscaping – 130 arboricola's were replaced, however the work is not complete as of today. The irrigation issue has been repaired and 2 pallets of sod laid at the entrance and mulched. There is another Royal Palm that is not health, the palm is being fertilized regularly but may need to be replaced in the near future.
  - c. Mike is to follow up with Royce for a copy of the gate contract for 2019.
  - d. FPL – A test LED light was installed and looks good. The agreement was signed to have the remaining fixtures changed to LED this will reduce the monthly FPL charge.
8. New Business
  - a. Discussion with Karen Brill of the School Board
    - i. Karen Brill with the School Board was present to speak with the members regarding the school district zoning for Boynton Waters Homeowner Association.



ii. Karen Brill came to the school Board as a mom to fight for her children regarding the boundary changes. She will explain what the policy is and what is up ahead. Boynton Waters is currently zoned for Boynton Beach High School. COBRA was responsible for building Park Vista, but the COBRA Communities are not zoned for Park Vista. Department of Education declined a new middle school for the area saying that there is room in middle schools in Riviera and Delray, Mr. Brill is working on finding a way to build the proposed middle school as Christa McAuliffe is at capacity. Mrs. Brills vision is that within 2-3 years Somerset Cannon will close if new middle school opens and to turn that facility into a specialty high school. The department of education has approved the building of a new high school off Lyons and Lake Worth Rd, it is projected to be a 2-year build to finish. She is recommending that Park Vista is rezoned to the new school and our communities are put back into Park Vista, however, this will not help at this time. Mrs. Brill recommended to the residents present to apply for choice programs if they do not get in to call her and she will try to find a way to move your student. The superintendent and his staff are responsible for boundary changes. She will put out the question if they will rezone Boynton Waters as it is one small neighborhood, she does not know if they will look at this, but it does not hurt to ask. Chuck asked if there is a special advocate that the Association can higher to represent the community on this matter, she recommended to contact our attorney to see if this is something they can do, she also provided a name to an attorney in Boca Raton, Neil Schiller. Karen recommended to contact Kris Garrison and James Link in planning and zoning, you can find their contact information on the school district website, they can tell you when the meetings are scheduled for. Karen Brill will reach out to the superintendent and Kris in planning and zoning after the holiday break and get back with Chuck with any information provided.

b. Contact Information: Karen Brill cell phone: 561.222.1848 email: karen.brill@palmbeachscholls.org

9. Adjournment

a. Meeting adjourned at 8:16 PM