



DRAFT

Boynton Waters Homeowners Association, Inc.
January 23, 2019 Board Meeting

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:00 PM.
2. Roll Call
 - a. Present: Carlos Souto, Mike DeCrescenzo, Cheryl Keyes and Chuck Mucciolo.
 - b. Absent: Manny Lozano, Robert Pickman
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 Mike and all were in favor. **Motion passed.**
4. Treasurers Report
 - a. Treasurers report given by Carlos – See attached.
5. Committee Reports
 - a. Welcome Committee – One new rental 9399Aqua Vista Blvd.
 - b. ARC – Nothing at this time to report.
6. Old Business
 - a. Landscaping
 - b. Lakes
 - c. Discussion with Karen Brill of the School Board – Not present
7. New Business
 - a. Status of Board Member Terms – Who is coming up for re-election? Cheryl and Carlos up for re-election.
 - b. Declaration changes relating to By-Laws – Paula Maura to speak
 - c. Approval for license plate camera – Mike is looking into getting a better license plate camera. Tabled to next meeting.
 - d. Cheryl reached out to the fire and sheriffs departments to see if they would attend a community event. Chuck proposed that we reach out to the community to see if the residents are interested.
 - e. Brown Mailbox – APM will send letter advising the owner the mailbox must be white.
 - f. Lakeside Lane – Commercial vehicle. Chuck proposed to speak with the attorney regarding the defined definition of a Commercial vehicle.
 - g. Motion by Chuck to declare the 2008 version of the ByLaws as the correct ByLaws for the community, seconded by Carlos, no discussion, all in favor. Motion passed.
8. Adjournment
 - a. Meeting adjourned at 7:50 PM

**2019-02 Board of Directors Meeting
10:00 am at the Boynton West Library**

Present: Chuck Mucciolo, Carlos Souto and Robert Pickman

Absent: Mike DeCrescenzo, Cheryl Keyes, Manny Lozano

A quorum was NOT met.

Brian McEntee from APM was present.

No official meeting was held as there was no quorum. No old or new business was discussed, no motions were made and no votes were cast.

As the primary objective of the meeting was a discussion of the proposed amendments to the Declarations, a large group of residents was in attendance.

The Association attorney, Paula Marra, was present and gave an overview of the proposed changes including the reasons, legal protections and other benefits of the proposed amendments.

The residents had several questions which were discussed and, in most cases, revisions to the proposed language were agreed upon and scheduled to be incorporated into the amendments.

The question and answer period for the amendments lasted approximately 2 hours.

Paula Marra made a final statement encouraging the attendees to speak with their neighbors about the amendments and ask them to vote in the affirmative or to provide their proxy to a neighbor or board member.

It is my assessment that the meeting was very informative to the attendees and that the attending residents were very pleased with the outcome and look forward to a vote accepting the proposed changes.

These notes were written by Chuck Mucciolo, President of the Association and submitted on February 26, 2019 as a general account of the event for the purpose of providing historical reference. As these notes are not an account of an official meeting they will not be presented to the Board for approval.

Boynton Waters HOA
Board of Directors Meeting
March 19, 2019
Boynton West Library

~~DRAFT~~
FINAL

FOR APPROVAL @ ANN. MTG.

Call to order: 7:03 p.m.

Roll Call:

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

All members present; a quorum is achieved. Four lot owners were present.

Treasurer's report:

- An old account which was supposed to be closed by two previous property managers has been closed and the monies (\$2,100 +/-) will be divided equally among the three reserve accounts
- Rental deposits totaling approximately \$4,500; consistent with the number of current rentals
- Details of report available upon request
- Brief discussion about correct methods of handling reserve monies. General consensus is that the Board of Directors has the authority to distribute extra funds however they deem to be fiscally appropriate among the existing reserve accounts.

Landscaping:

Carlos introduced resident Chuck Almond as an additional liaison to deal with community landscape issues. One of his tasks will be to evaluate the various options to improve/maintain/replace the landscape buffer along Jog Road and report to the Board of Directors with plans and relative costs.

Correspondence:

- Amendments to the Declarations: The revised amendments, reflecting the changes discussed at the workshop meeting, have been mailed to all lot owners along with a proxy. Several Board Members will canvas their respective streets to collect proxies or encourage residents to attend the meeting and vote in person. There appears to be great support for the amendments. Chuck reminded the Board to tell lot owners that the proxy is setup to be able to vote for specific changes and not have to vote for all or nothing.
- A letter was received by the Board via email from a resident. The letter was distributed to the Board prior to this meeting via email and the letter was read outloud a the meeting. The Board declined to respond to the letter. The letter is attached hereto as a matter of record.

Correspondence continued:

- Chuck Mucciolo presented a list of matters which were addressed during 2018 and suggestions for the new board to undertake during 2019. The other Board Members reviewed and approved the letter. The letter is attached hereto as a matter of record.

Lakes:

Carlos solicited a proposal from our lake contractor to clean the lakes of floating coconuts on a semi-annual and annual basis. Once a year would cost \$1,650 per year and twice a year would cost \$2,400 per year. It was decided to table this matter until a future meeting.

Street blacktop coating:

Discussion as to whether or not this needs to be done this year. Past coatings have occurred approximately every 5 years. The Board, in addition to those residents who were present at the meeting, agreed that coating the roads was not necessary during 2019.

COWBRA:

Eric Malkin gave a general update on some of the matters which COWBRA is involved with. The Estates of Boynton Waters is close to taking over their association, the Enclave is under new ownership and has new models for sale, the Fountains is under new ownership and making changes to their center to include an LA Fitness, changes to the Fountains will require a traffic signal to be installed at the driveway just north of PNC Bank (the median cut), plans for vacant land east of the Fountains has been put on hold by the county due to a change in the land ownership being inconsistent with the approvals and Cobblestone Creek shopping center on Boynton Beach Blvd. west of the turnpike is approximately 2 months behind schedule.

Cheryl Keyes left the meeting at 8:23.

No other Committee reports were made.

The meeting was adjourned at 8:25 p.m.

Minutes prepared by Chuck Mucciolo

As we move towards our annual meeting and the election of several new Directors it is important to review the past year and understand the needs of the community going forward.

The current Board of Directors has been successful in the following:

- **Entrance escape lane.** The design, coordination and installation of this much needed hardscape feature was long overdue. This improvement has proven to be of significant assistance to those who cannot gain access to the community and has lifted the spectre of liability should an accident occur as the result of a visitor attempting to back out of the community. Please note that two Board members dedicated considerable time and labor into this project.
- **Holiday lighting.** A 5 year plan was discussed and adopted resulting in a lighting scheme that is designed to be acceptable to all residents and guests, is easily installed by volunteers and provides a professional image at very low yearly cost.
- **Review of Governing Documents.** Recognizing the deadline fast approaching to renew our documents we found it prudent to review the current language and found certain deficiencies that could negatively affect our community and property values. The revisions have been presented to the community and a workshop was organized in which many lot owners provided excellent input. That input has been incorporated into the documents recently distributed and slated for a vote at our annual meeting.
- **Landscaping and Lakes.** Recognizing a decline in the quality of services the community was receiving a change was made to the contractor. This change has provided us with better communication and has resolved many irrigation issues that were thought to have been handled in the past. Additionally, the entry planting was changed to improve the general appearance and safety.
- **Treasury.** Efforts by the Treasurer have resulted in re-negotiated contracts to increase services at existing or lower costs.
- **Street Lighting.** Street lights have been changed to an LED bulb resulting in a whiter light and an estimated savings of 50% to our energy charges for those lights.
- **Street Maintenance.** Several areas around the neighborhood that had standing water after a rain event have been repaired.
- **Community Engagement.** To make important information readily accessible an LED sign was installed by two of the Board members and has received very positive feedback from residents. Several efforts have been made to further engage the community in it's affairs through workshops and questionnaires. A new website was launched which is more current and easier to edit.
- **Parking.** In an effort to reduce liability for the community and remain in compliance with our governing documents and the state fire code, a parking regulation restricting visitor vehicles to park on one side of the street was approved. This effort appears to have made our community safer and preserved the open streetscape appearance that we all wanted.
- **School District.** With the assistance of our COWBRA liaison we were able to have a workshop with the School Board representative to discuss the school district for our community. Information was gained as to what the community's parents can do to try and influence the School Board for re-districting.

As the current President I recommend these projects for timely consideration:

- Prepare a plan for the maintenance and or replacement of the hedge and associated landscaping along Jog Road for the purpose of providing a visual screen for those residents along Jog Road.
- Propose new guidelines for the Architectural Review Board to include such things as a home color palette and other issues which may affect the appearance of the community.
- Commercial Vehicles need to be better defined to protect the community and allow for reasonable exceptions.

From: Rob's AOL (*email deleted for privacy*)
Date: March 5, 2019 at 7:31:11 AM EST
To: Boynton Waters <boyntonwaters@gmail.com>
Cc: Rob's AOL (*email deleted for privacy*)
Subject: **BW HOA New Declarations**

First, congratulations to our board on all your work!

It will be a monumental task to get the documents updated.

One note that the board attempted to breeze over, which will cause both myself and many neighbors to turn down the new documents.

This board insists on developing rules that the HOA does not comply.

We live in a gated community for safety and security.

We do not have a manned gate, which in general works well, although everyone wishes that we could deter tailgaters.

But to restrict fences and hedges to 4 feet doesn't deter anyone.

I have sent the board images of day workers who fish our lake, as we don't want to allow these hedges to go down to the lake.

Even when we have gates, with barbed wire, they are not kept closed:

This is not to advocate the HOA mandating 4 foot fence heights, as I have found children peeking in my bathroom window.

Another neighbor kept her hurricane shutters closed, due to peeping toms.

Let's not encourage this by restricting fence and hedge heights to anything less than we are willing to live with at our own gates, entry and along Jog road, as these barriers not only serve as privacy, but also sound barriers.

In hopes that your efforts are not in vain, please remove this arbitrary restriction to the declarations, so that we can get behind the new declarations.

Sincerely,

Robert Galvin

(Note from Board: 2 photos in original email were not included in this copy due to file type)



DRAFT

Boynton Waters Homeowners Association, Inc.
April 22, 2019 Annual Meeting

Minutes

1. Call to Order

- a. Meeting was called to order at 6:04 PM.

Board President, Chuck Mucciolo, welcomed everyone and introduced the Board, management, and association attorney, Paula S. Marra, of Rosenbaum PLLC. Ms. Marra was present to assist owners and the Board with the proposed amendments being voted on at the meeting.

2. Proof of Due Notice of the Meeting was confirmed by Javier Parada, Property Manager, APM Management.

3. Roll Call

- a. Present: Carlos Souto, Mike DeCrescenzo, Cheryl Keyes and Chuck Mucciolo, Manny Lozano, and Robert Pickman, and Javier Parada, Property Manager, APM Management.
b. Absent: None

4. Approval of the 2018 Annual Meeting Minutes

- a. The 2018 Annual Meeting Minutes, which have been posted on the association's website, as a draft, were read by Chuck to all present. The minutes were approved by a majority of the owners in attendance. 12 out of 16 owners voted in favor. **Motion passed.**

5. Board Elections

- a. As there were enough candidates, by existing Board members running again, and there were no other candidates, the Board just rolled over and will remain the same for the next year. Officer positions will be decided by the Board in their organizational meeting that will immediately follow this meeting.

6. Proposed Declaration Amendments Vote

- a. A committee of volunteer owners was chosen to count the ballots/proxies for each of the proposed amendments, while the association attorney and the Board answered questions from the audience.

The proposed amendments were:

Article I, Definitions

Article IV, Section 9, Subordination of the Lien to First Mortgages

Article VI, Section 6, Nuisances

Article VI, Section 11, Visibility at Intersections

Article VI, Section 15, Fences

Article VII, Sales and Activity and Declarant's Rights

Article VIII, Section 4, Enforcement

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Article VIII, Section 10, Leasing

b. Lake Maintenance and Fish Restocking

Owner Mark Halmo spoke on the lake maintenance to date and recent restocking of fish. The Board thanked Mark for his assistance and efforts with the lake.

7. Proposed Amendments Voting Results

- a. Chuck read the results of the voting and although very close on all the proposed amendment changes, the only vote that passed was the elimination of Section 10, Leasing, of Article VIII.

After some final discussion on the results, Chuck thanked the voting committee for their work and everyone for their participation and attendance at the meeting.

8. Adjournment

- a. Meeting adjourned at 7:20 PM

Minutes
Board of Directors Organizational Meeting
Following the Annual Meeting of the
Boynton Waters HOA
April 22, 2019

Meeting began at 7:25 pm

In attendance:

Chuck Mucciolo
Carlos Souto
Mike DeCrescenzo
Manny Lozano
Cheryl Keyes (left at 8:05)

Not in attendance:

Robert Pickman

The organization of the Board is as follows:

President - Carlos Souto
Vice President - Mike DeCrescenzo
Secretary - Chuck Mucciolo
Directors and Special Projects - Manny Lozano, Cheryl Keyes and Robert Pickman

Preservation of Declarations. In accordance with instructions from attorney Paula Marra the Board should approve the preservation of declarations in order to meet state requirements. Carlos Souto made the motion to preserve the declarations and have our attorney file appropriate paperwork. Cheryl Keyes seconded the motion. All other directors voted in the affirmative. **Motion passed unanimously.**

Landscape upgrades

A presentation for the enhancement of planting along the inside of the Jog Rd. hedge was made by Chuck Almond. This planting will be positioned to help screen some gaps in the existing ficus hedge and to enhance both the north and south areas along Jog Rd. The proposal includes some trimming and cleaning-up of dead and or dying material predominantly located along the south area. The proposed cost for work is estimated at approximately \$3,000. Chuck made a motion to install the planting at a cost not to exceed \$3,000. Cheryl Keyes seconded the motion. All other directors voted in the affirmative. **Motion passed unanimously.**

A general discussion of other Director responsibilities ensued.

The meeting was adjourned at 8:10 pm

Minutes
Board of Directors Meeting, Boynton Waters HOA
May 18, 2019

Meeting began at 10:08 am Boynton West Library

In attendance:

Chuck Mucciolo
Carlos Souto
Manny Lozano

Javier Parada, Property Manager
Paula Marra, Association attorney

Not in attendance:

Robert Pickman
Mike DeCrescenzo

Community members in attendance:

Uri Tenenboim, Mark Halmo, Robert Galvin, Florin Tudor, Mike Hansen, Chuck Almond, Linda DelPopolo, Rosina Zimmer, Richard Dolejans, Gay Williams, Rick Fernandez

The President accepted the resignation of Cheryl Keyes (not in attendance).

Treasurer's Report

Carlos made the report. We have a total of \$119,673 including reserves in our accounts. Chuck Mucciolo made a motion to accept the report, Manny Lozano seconded. The motion was passed unanimously.

Legal

The President opened the meeting to a discussion about the upcoming vote for the amendments to the declarations taking place on June 11. Paula Marra introduced herself and explained why there was going to be a re-vote on certain amendments. She and the Directors made the determination, due to the fact that the amendments were short by just 1 or 2 votes in most cases, and the fact that many residents did not fully understand the legal verbiage, that the community as a whole supported the effort. The floor was opened to questions and there was a lengthy discussion wherein most everyone's questions and concerns were alleviated.

Other Committee Reports

No other committee reports were made.

Unfinished Business:

No report or discussion.

New Business:

No reports or discussion.

Motion to adjourn: Made by Carlos, seconded by Chuck: meeting adjourned at 11:30 a.m.



Boynton Waters Homeowners Association, Inc.
June 11, 2019 Recessed Special Meeting
to June 27, 2019 Reconvened Special Meeting

Minutes

Motion CM
Second ML.
passed unanimously

1. Call to Order

- a. Meeting was called to order at 7:06 PM.

Board President, Carlos Souto introduced association attorney, Paula S. Marra, of Rosenbaum PLLC. Ms. Marra was present to assist owners and the Board with the final voting of the proposed amendments. Paula noted that this meeting was a reconvened meeting of June 11, 2019 recessed meeting.

Carlos confirmed that additional votes/limited proxies were received since June 11th and would be added to the votes already received and said the committee would finish counting the votes.

2. Roll Call

- a. Present: Board Members Carlos Souto, Mike DeCrescenzo, and Manny Lozano, and Javier Parada, Property Manager, APM Management.
- b. Absent: Board Members Chuck Mucciolo and Robert Pickman

3. Proposed Declaration Amendments Vote

- a. A committee of volunteer owners was chosen to count the ballots/proxies for each of the proposed amendments, while the association attorney and the Board answered questions from the audience.

The proposed amendments were:

Article IV, Section 9, Subordination of the Lien to First Mortgages

Article VI, Section 6, Nuisances

Article I, Definitions

Article VII, to DELETE Sales and Activity and Declarant's Rights and to ADD Ownership and Leasing of Lots

Article VIII, Section 4, Enforcement

4. Proposed Amendments Voting Results

- a. Carlos read the results of the final voting and all of the proposed amendments passed. Carlos thanked the voting committee for their work and everyone for their participation.

5. Adjournment

- a. Carlos made a motion to adjourn the meeting. Mike seconded it and the motion passed unanimously.

Meeting adjourned at 7:14 PM



Boynton Waters Homeowners Association, Inc.

June 11, 2019 Special Meeting

Minutes

1. Call to Order

- a. Meeting was called to order at 6:05 PM.

Board President, Carlos Souto welcomed everyone and association attorney, Paula S. Marra, of Rosenbaum PLLC. Ms. Marra was present to assist owners and the Board with the proposed amendments being voted on at the meeting.

2. Proof of Due Notice of the Meeting was confirmed by Javier Parada, Property Manager, APM Management.

3. Roll Call

- a. Present: Board Members Carlos Souto, Mike DeCrescenzo, and Chuck Mucciolo, and Javier Parada, Property Manager, APM Management.
- b. Absent: Board Members Manny Lozano and Robert Pickman

4. Proposed Declaration Amendments Vote

- a. A committee of volunteer owners was chosen to count the ballots/proxies for each of the proposed amendments, while the association attorney and the Board answered questions from the audience.

The proposed amendments were:

Article IV, Section 9, Subordination of the Lien to First Mortgages

Article VI, Section 6, Nuisances

Article I, Definitions

Article VII, to DELETE Sales and Activity and Declarant's Rights and to ADD Ownership and Leasing of Lots

Article VIII, Section 4, Enforcement

5. Proposed Amendments Voting Results

- a. Carlos read the results of the voting. Carlos made a motion to recess the special member's meeting. Chuck seconded the motion and the motion passed unanimously. The meeting was recessed until Thursday, July 27, 2019.

Carlos thanked the voting committee for their work and everyone for their participation and attendance and noted to everyone that the meeting would reconvene on July 27, 2019.

- b. Meeting recessed at 7:34 PM



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Boynton Waters Homeowners Association, Inc.

June 11, 2019 Special Meeting

Minutes

1. Call to Order

- a. Meeting was called to order at 7:02 PM.

Board President, Carlos Souto welcomed everyone and association attorney, Paula S. Marra, of Rosenbaum PLLC. Ms. Marra was present to assist owners and the Board with the proposed amendments being voted on at the meeting.

2. Proof of Due Notice of the Meeting was confirmed by Javier Parada, Property Manager, APM Management.

3. Roll Call

- a. Present: Board Members Carlos Souto, Mike DeCrescenzo, and Chuck Mucciolo, and Javier Parada, Property Manager, APM Management.
- b. Absent: Board Members Manny Lozano and Robert Pickman

4. Proposed Declaration Amendments Vote

- a. A committee of volunteer owners was chosen to count the ballots/proxies for each of the proposed amendments, while the association attorney and the Board answered questions from the audience.

The proposed amendments were:

Article I, Definitions

Article IV, Section 9, Subordination of the Lien to First Mortgages

Article VI, Section 6, Nuisances

Article VI, Section 11, Visibility at Intersections

Article VI, Section 15, Fences

Article VII, Sales and Activity and Declarant's Rights

Article VIII, Section 4, Enforcement

5. Proposed Amendments Voting Results

- a. Carlos read the results of the voting and although very close again on all the proposed amendment changes, none passed and the meeting was recessed until Thursday, July 27, 2019.

Carlos thanked the voting committee for their work and everyone for their participation and attendance and noted to everyone that the meeting would continue on July 27, 2019.

6. Adjournment

- a. Meeting adjourned at 7:55 PM

**Boynton Waters HOA
Board Meeting Minutes
July 17, 2019 Boynton West Library**

Meeting was called to order at 6:00 pm

Board Members in attendance: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo and Manny Lozano

Absent: Robert Pickman

A quorum is present.

Approval of June 22, 2019 Special Meeting (amendments to Declaration) minutes was motioned by Chuck Mucciolo and seconded by Manny Lozano; all other members were in agreement. Motion passed.

The floor was open to resident comments and questions.

Robert Gormley stated that some residents on his street had concerns that the Board does not listen to or address their needs. He also questioned why the streets are being coated when, a few months ago, the Board took up the issue and decided that it was not necessary at that time.

Carlos Souto and Chuck Mucciolo addressed the questions and stated that unless we hear from residents we do not know what issues may need to be addressed. They also commented that the Board has a number of things that are budgeted for in the dues and given that the budget is approved, may go forward with any project that is approved and funded, especially in the case of maintenance which the seal coating of streets falls under. It was further explained that while the seal coating was originally to be postponed it was put to the front of the list because another project which was anticipated (possible replacement of the gate directory) does not have the urgency originally considered. The street sealing will cost \$12,800 and includes two coats, traffic markings and required reflectors for fire hydrants.

Committee Reports

TREASURER - Carlos gave his report and all accounts are in good shape with the community's overall financial health and reserves in good shape and growing with monthly additions.

ARB - Chuck Almond had an application for Manny Lozano which appeared to be approved but he wanted to double-check with Linda DelPopolo who was not present.

COWBRA - no report.

FINES - no report

GATES - Michael DeCrescenzo presented two proposals. A proposal for the replacement of the gate directory, when it fails (the current unit is no longer supported by the manufacturer and replacement parts are almost non-existent) was approximately \$4,675. This proposal will be considered when the existing gate directory no longer functions. A second proposal was presented for an additional set of gates designed to prevent tailgating and stopping people from entering the community through the exit gates (several vehicles have been observed doing this). The proposal was approximately \$8,500 but some of the details were unclear and needed to be answered by the proposed installer. As this project is an addition to the community and not a maintenance issue, the Board will convene a meeting during which the installer will be present and the lot owners will have a chance to ask questions and vote for or against the expenditure. A proper notice of time and place shall be made.

Carlos stated that the pedestrian gate was damaged, apparently by someone climbing over it and damaging the wire conduit serving the keypad. The conduit had to be replaced and was done so by Manny Lozano, a licensed electrician for a minimal cost.

LEGAL - Carlos stated that the approved amendments to the Declaration is in the process of being recorded with the proper government entities and that the lot owners will receive a mailed letter stating their adoption when the recording is complete. Additionally, the Bylaws, which were approved by the Board some time ago are also being recorded with the proper entities. As you may recall, it was discovered that amendments to the Bylaws were done improperly and need to be officially corrected to be valid; this recording achieves that.

LAKES - Carlos stated that a proposal for the addition of some 1,600 littoral plants (covering approximately 600 linear feet) was received for \$1,500. This addition of planting was recommended by Mark Halmo to assist in enhancing the lake water quality. The proposal is on hold until a later date when the Board approves the expenditure and Mark Halmo makes recommendations as to specific locations.

LANDSCAPE - Chuck Almond gave an overview of recent and ongoing landscape maintenance to include to remove and replace dead material along the inside buffer along Jog Road south, the modification of a gate to allow for proper lawn maintenance access and to extend the associated fence to deter trespassers, new plantings to reduce headlight glare and visibility from Jog Road for the first few homes north and south of the entry, repairs to the chain link fence near the canal on the north to deter trespassers (ownership of the gate is being researched), and the enhancement of planting along certain areas of the ficus hedge along Jog Road to 'plug' visibility holes in the Ficus hedge. Chuck Almond also presented a proposal to trim the Royal Palms and Foxtail Palms along Aqua Vista in preparation for hurricane season and to lessen the ongoing debris from the Royal Palms for some period. The proposal totaled approximately \$1,200. A motion to approve this work for the specified amount was made by Mike DeCrescenzo and seconded by Chuck Mucciolo with all other directors in favor. The motion passed unanimously.

VIOLATIONS - a general discussion regarding the lack of progress regarding violations which have been unresolved. Javier with APM committed to reviewing everything immediately and reporting back to the Board. Carlos gave him 5 days to report what is pending and closed and asked for a motion to give Javier approval to send 14 day notices to lot owners for any unresolved violations and to begin fine recommendations on the 15th day. This motion was made by Chuck Mucciolo and seconded by Michael DeCrescenzo with the remaining directors approving. The motion passed unanimously.

OLD BUSINESS - none for discussion

NEW BUSINESS -

1. Sealcoating dates are being revised to accommodate trash pickup; new dates will be posted ASAP.
2. Robert Pickman, via Chuck Mucciolo, requested to construct a 6' fence on the side of his home from the house to the existing hedge on his property. The Board discussed the fact that our governing documents have a conflict in the height of fences wherein 4' and 5' heights are referenced as maximum heights. The Board decided that a height limit of 4' would be approved to be consistent with other approvals in the past. Chuck will relay this information to Robert Pickman.
3. The flag needs replacement. Mike DeCrescenzo will handle this and submit a receipt for reimbursement.

Motion to adjourn was made by Chuck Mucciolo and seconded by Mike DeCrescenzo with all other directors in favor. The meeting was adjourned at 7:14 pm.

**Boynton Waters HOA
Board Meeting Minutes
August 21, 2019 Boynton West Library**

Meeting was called to order at 6:08 pm

Board Members in attendance: Carlos Souto, Chuck Mucciolo and Manny Lozano

Absent: Robert Pickman and Mike DeCrescenzo

A quorum is present.

Javier Parada from APM was also present.

Approval of July 17, 2019 minutes was motioned by Manny Lozano and seconded by Chuck Mucciolo; all other members were in agreement. Motion passed.

Mike Decrescenzo arrived at 6:11 pm.

The floor was open to resident comments and questions.

Mark Halmo expressed his pleasure about the street sealcoating job and thanked the Board for a smooth process.

Committee Reports

TREASURER - Carlos gave his report and all accounts are in good shape with the community's overall financial health and reserves in good shape and growing with monthly additions.

ARB - Chuck Almond had two approved applications:

Sprigg - front door paint and Camacho - reroof

FINES - no report

ENTRY GATES - No report

LEGAL - A letter was sent on July 31, 2019 to all lot owners regarding the filing of the Amendments to the Declarations

LAKES - Mark Halmo: Aquagenics is manually removing the lily pads to avoid chemical use. It is alligator hatching season; if you see a clutch of baby alligators the mother is close by and very protective. Mark presented a proposal for \$950 for the trimming of a large ficus tree that is overhanging the lake at the NW corner of the community and impeding water. **Motion to accept the proposal for trimming the tree in the amount of \$950 made by Mike DeCrescenzo and seconded by Manny Lozano; all in favor. Motion passed.**

LANDSCAPE - Chuck Almond: trimming of palms along Aqua Vista in preparation for hurricane season has been completed. Going to get a price for trimming palms in entry median. Landscape access gates at exit side widened to allow for better access and extended to close gap for trespassers. The chain link gate along the canal on the north side of the community is apparently owned by BW and the Drainage District seems to want to work with us in helping to keep it closed and locked. Chuck Almond will continue talks with the various agencies who need access through the gate to potentially share just one lock. To be continued.

VIOLATIONS - A list of some 21 or so violation letters to be sent was reviewed and approved by the Board. Javier is pursuing others, such as expired leases, and will update us intermittently.

COBWRA - Eric Malkin: requested assistance from the community in the form of a volunteer to attend monthly COBWRA meetings in the event he is not able to. He also presented the preliminary approval for the multi use project at the corner of Jog Road and Boynton Beach Blvd. The project will consist of a two-story assisted living facility, a WaWa gas and convenience store, three restaurant outparcels (one being a drive-thru) and a grocery store (Sprouts) with limited retail flanking it. Much consideration was given to the appearance of the center and unpleasant views (such as that of the gas pumps) will be located and screened away from the intersection. Pedestrian spaces are part of the plan and the well- respected developer is providing a contemporary/transitional architecture to the project.

OLD BUSINESS - none for discussion

NEW BUSINESS -

Kelly Dexter - 9305 Watercourse: requested the board address the view from the entry to her backyard by supplementing planting. Carlos stated that some plants were added at the gate which comes down to the lake at the exit side with the intention of them growing to a level that will block views and headlights. Kelly wants to present photos of what it was like when she moved in. Chuck M commented that over the years, the community was asked how the entry should be treated with respect to views into the lakes from the entry and that the community at large has always wanted to preserve the view of the lakes as one enters and exits the community and that this desire precludes the addition of a visual barrier along the vast majority of the opening. Chuck M and Chuck Almond agreed to meet with Kelly to look closer at the situation and bring recommendations back to the Board for consideration.

Motion to adjourn was made by Carlos Souto and seconded by Chuck Mucciolo with all other directors in favor. The meeting was adjourned at 7:10 pm.

**Boynton Waters HOA
Board Meeting Minutes
2019-09-19 Boynton West Library**

Meeting was called to order at 7:02 pm

Board Members in attendance: Carlos Souto, Chuck Mucciolo, Manny Lozano, and Mike DeCrescenzo

Absent: Robert Pickman

A quorum is present.

Javier Parada from APM was also present.

Approval of 2019-08-21 minutes was motioned by Chuck and seconded by Manny; all other members were in agreement. Motion passed.

The floor was open to resident comments and questions.

Mark Halmo - asked the Board to consider alternating street side parking to relieve any issues; concern that property values may be affected. Brief discussion wherein the matter of policing becomes an issue.

Eric Malkin - asked for name of street sealing company to share with other communities.

John Gormley - concerned about number of "commercial" vehicles he is seeing in the community; not sure what constitutes a commercial vehicle. Chuck was under the impression that there were no violations of this type and asked for addresses of those vehicles in question.

Committee Reports

TREASURER - Carlos gave his report and all accounts are in good shape with the community's overall financial health and reserves in good shape and growing with monthly additions.

Motion to accept the report was made by Manny and seconded by Chuck; all in favor and the motion passed.

Carlos also provided his thoughts on the upcoming budget and addressed a resident's request to consider lowering monthly fees. Carlos cited the Sept. 26, 2018 minutes in which the board and those present at the meeting were in favor of keeping the monthly assessment the same and taking the approximately \$6,000.00 additional revenue per year and using it to build the reserves. Keeping the fees at \$300 per quarter also gives us a reasonable cushion to weather unexpected but limited expenses without having to collect additional assessments. There was a brief discussion and there will be a vote to accept the budget at the next meeting.

ARB - Linda Delpopolo - approval for 9344 Cascade to repaint the same color

COWBRA - Eric Malkin - The County Commission is set to approve the development at the corner of Jog and Boynton Beach Blvd. in October. No commencement or opening date is known.

VIOLATIONS - Several residents requested status of ongoing issues. Javier explained that some 30 violations were sent, many have been resolved, several are now going to be recommended for fines. Leasing violations are being addressed with a letter now being drafted and to be sent out shortly.

FINES - Heidi - they are waiting on some issues to be done and will set the next meeting shortly

ENTRY GATES - Mike - proposals for new sealed bearings hinges will be forthcoming. Chuck Arnold: regarding the chain link fence near the canal, a quote of \$1,280 to replace one of the two gates, stabilize the vertical post and replace the hinges. Chuck Almond feels that the quote is fair for the work to be done and agrees that the one gate does is beyond repair and needs replacement.

Motion to approve \$1,280 for work specified was made by Chuck M, seconded by Manny, all in favor. Motion passed.

LEGAL - no report

LAKES - Mark Halmo: an excellent turnout of parents and kids for the tour of the lakes and their flora and wildlife as conducted by Mark Halmo. A proliferation of DuckWeed came about with the water exchange during the hurricane preparation of the canals. The Lily pads at the lake on the exit side are becoming overwhelming but our lake contractor is maintaining them mechanically and without chemicals. The Brim fish are nesting now. The work scheduled to trim trees along the north side of the lake on the north end of Watercourse has not yet been completed.

LANDSCAPE - Chuck Almond and Mark Halmo: Large pine tree on the south side of Aqua Vista is dead apparently from a beetle infestation. Quotes will be solicited for treatment to prevent spreading and for proper removal of tree and for planting options for one or more new Pines.

WEBSITE / IT

OLD BUSINESS - none for discussion

NEW BUSINESS - none for discussion

Motion to adjourn was made by Chuck M and seconded by Manny L with all other directors in favor. The meeting was adjourned at 8:35 pm.



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Boynton Waters Homeowners Association, Inc.
October 16, 2019 Board Meeting

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:02 PM.
2. Roll Call
 - a. Present: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo and Robert Pickman
Absent: Manny Lozano
3. Approval of Previous Meeting Minutes
 - a. Minutes were reviewed by the Board. Chuck made a motion to approve the previous meeting minutes, motion was seconded by Mike and all were in favor. **Motion passed.**
 - b. Approval of the 2020 Budget – Carlos asked if there were any homeowner questions on the proposed budget. There were none. Mike made a motion to approve the proposed 2020 Budget, with no increase, motion was seconded by Robert and all were in favor. **Motion passed.**
4. Homeowner Comments
 - a. New Trash Collection Issues - An owner commented that piles of yard waste were not picked up until efforts were made to contact the new trash company and follow up with trash collection crew. The new collection trucks were also reported to be scraping the newly sealed street paving with their pick-up claw due to some yard waste being placed in the street, instead of the grassy swale area, as is required. It was noted that a commonly used landscaper may be leaving yard waste in the street as a past practice and would be spoken to about correcting this. It was discussed to send a reminder to residents about where to place yard waste so that the 'claw' being used by the contractor does not damage the paving coating and prohibiting the blowing of cut grass into the lakes. The new large trash containers were also discussed in that owners can contact the trash company for smaller containers but that it would take a while to receive them individually. Javier shared that SWA has a program to assist elderly and disable residents who contact them where the trash company will come to their homes and retrieve the large trash container, empty it and return the trash container to where it is stored. Pedestrian walkway gate codes – an owner mentioned residents have been asking about how to renew their codes. An email will be sent to residents on how to do so.
5. Committee Reports
 - a. COWBRA – Eric Malkin mentioned that "Save Our Pets" stickers were available from him and updated the progress of the new commercial development on Jog and Boynton Beach Rd and noted the next County Commission meeting will be held Oct 28th. Eric requested to represent the association at the meeting. Robert made a motion to approve the request, motion was seconded by Mike and all were in favor. **Motion passed.**



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- b. Violations Report – Javier commented on the progress of recent violation compliance efforts and hearings. Discussion ensued about a few situations. Javier was directed to address an observed ladder on a vehicle’s roof attachment. There was some discussion about the rules regarding when hurricane protection needed to be taken down. **J**avier will also be conducting an inspection for window shutters still in place that need opening or removing.
 - c. Gates: Mike D reported that the chain link gate by the canal was going to be repaired shortly.
 - d. Lakes Report – Mike Halmo passed out the most recent inspection report and reported on completion of recent work to tree trim and remove dead branches from the lake area. Other concerns were discussed regarding recent damage by a homeowner hired landscaper to the grassy area that abuts the lake and follow-up with them as well as developing a letter on this topic for owners, with requirements to adhere to.
 - e. Landscape Report – Carlos reported that the lake pine tree that was of concern was not diseased but was removed and will be replaced. He also stated that we need to institute a rule that landscape contractors must provide license and insurance information as the association could be exposed to liability.
 - f. Web / IT Report – Mike reported on recent issues with the system and efforts to improve wiring, etc.
 - g. Treasurers Report – Carlos read the most recent report.
- 6. Old Business
 - a. None
 - 7. New Business
 - a. None
 - 8. Homeowner Comments
 - a. The floor was opened again for final comments and some were made on a few items, such as a reported felled over palm tree planted close to the lake by a homeowner behind their home, in the easement section. Javier was requested to follow up with the homeowner as owners are responsible for maintaining plantings by them on the easement section. Carlos suggested not having a December board meeting due to the holidays. Holiday lights were discussed and more information will follow. Due to a need for an alternate for the Compliance Committee, Eric Malkin volunteered and it was agreed he will assist.
 - 9. Adjournment
 - a. Robert made a motion to adjourn the meeting, motion was seconded by Mike and all were in favor. **Motion passed.**
 - b. Meeting adjourned at 8:02 PM



Boynton Waters Homeowners Association, Inc.
November 21, 2019 Board Meeting

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:08 PM.
2. Roll Call
 - a. Present: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo and Manny Lozano
Absent: Robert Pickman
3. Approval of Previous Meeting Minutes
 - a. Minutes were reviewed by the Board. Chuck Mucciolo made a motion to approve the previous meeting minutes, the motion was seconded by Carlos Souto and all were in favor. **Motion passed.**
4. Homeowner Comments
 - a. Additional Street Lighting – An owner suggested additional lighting on Aqua Vista. Aqua Vista Lawn – an owner suggested more attention to the common area lawn on Aqua Vista, as some appears wheat-like.
The Board responded they would look into both suggestions.
5. Committee Reports
 - a. FINING – Heidi Somers reported on the last meeting with owners in violation and that management was following up accordingly.
 - b. COWBRA – Eric Malkin updated the progress of the new commercial development on Jog and Boynton Beach Rd, with ground-breaking expected in April 2020.
 - c. Gates – Carlos Souto reported that the pedestrian gate is not locking and that Royce is working on a repair.
 - d. Legal – Nothing to report.
 - e. Landscape Report – Chuck Almond reported on the size / cost options for replacement of the lake pine tree that was removed. Discussion ensued. He also reported on purple and white impatient flowers being planted the following week.
 - f. Lake Gate – Chuck Almond reported that the lake gate was working and that he will coordinate with the utility companies on the lock. Signage will also be needed.
 - g. Treasurer's Report – Carlos Souto read the most recent report.
 - h. Violations Report – Javier Parada commented on the progress of recent violation compliance efforts and Chuck Mucciolo made a motion to approve notices to be sent to units with new violations, upon completion of upcoming visual inspections by management. Mike DeCrescenzo seconded the motion and it was approved unanimously. **Motion passed.**
 - i. Lakes Report – Mike Halmo reported that the lakes are doing well with an abundance in dragon flies which help with mosquitos.
 - j. Web / IT Report – Mike DeCrescenzo reported on bids for the front gate area camera system replacement. After discussion of the options and bids, Chuck Mucciolo made a motion to approve the bid from CCTV, for installation of a new camera system, up to \$6,000, which



would include a 16 channel, 3 terabyte DVR, with more cameras than before, including a new call box camera and a new license plate camera. Mike DeCrescenzo seconded the motion and it was approved unanimously. **Motion passed.**

6. Old Business

- a. Gate – It was reported that hinge replacement will cost about \$1,600.
- b. Holiday Lights – Manny Lozano and Linda DelPopolo will install after Thanksgiving.

7. New Business

- a. Lake Palm Tree – After further discussion, it was decided to table replacement until next year.
- b. Next Meeting – It was suggested and decided not to have a December meeting.

8. Adjournment

- a. Mike DeCrescenzo made a motion to adjourn the meeting and the motion was seconded by Carlos Souto, with all in favor. **Motion passed.**
- b. Meeting adjourned at 8:25 PM



Boynton Waters Homeowners Association, Inc.

December 12, 2019 Board Meeting

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:01 PM.
2. Roll Call
 - a. Present: Carlos Souto, Chuck Mucciolo and Manny Lozano
Absent: Mike DeCrescenzo and Robert Pickman
3. Approval of Previous Meeting Minutes
 - a. Minutes were reviewed by the Board. Chuck Mucciolo made a motion to approve the previous meeting minutes, the motion was seconded by Manny Lozano and all were in favor. **Motion passed.**
4. Homeowner Comments
 - a. The Board President commented that, although at the November meeting, the Board voted not to have a December meeting, due to the holidays - that this meeting was scheduled to discuss approval of the coupon booklets mailing and the 2020 March Annual Meeting and Elections initial notice and process.
5. Committee Reports
 - a. Architecture – None.
 - b. COWBRA – None.
 - c. Fining – None.
 - d. Gates – None.
 - e. Legal – None.
 - f. Lake Gate – None.
 - g. Lakes Report – Discussed continued efforts in maintaining the lakes, including limiting coconut debris from homes with coconut trees near the lakefront. Those homeowners will be encouraged to be vigilant in keeping coconuts from ending up in the lakes.
 - h. Landscape Report – It was reported that the purple and white impatiant flowers were planted and look very nice.
 - i. Treasurer’s Report – Carlos Souto read the most recent report.
 - j. Violations Report – None.
 - k. Web / IT Report – It was reported that the new front gate area camera system replacement was completed and working well. The new license plate camera was reported to be very clear.
6. Old Business
 - a. Holiday Lights – were installed and looking good. Thank you to Manny Lozano and Linda DelPopolo for their voluntary efforts on behalf of the association.
 - b. Coupon Booklets Approval - Chuck Mucciolo made a motion to approve mailing the coupon booklets and the motion was seconded by Manny Lozano, with all in favor. **Motion passed.**
7. New Business



- a. March 2020 Elections – the March 2020 Elections were briefly discussed and agreed to be followed in the same manner as prior years, with the initial notice to be sent out in early – mid February, depending on when the March 2020 Annual Meeting is scheduled.
8. Adjournment
- a. Chuck Mucciolo made a motion to adjourn the meeting and the motion was seconded by Manny Lozano, with all in favor. **Motion passed.**
 - b. Meeting adjourned at 8:06 PM