

**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.