



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



2

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

**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.



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



Boynton Waters Homeowners Association, Inc.
January 16, 2020 Board Meeting

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:04 PM.
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo and Mike DeCrescenzo
Absent: Manny Lozano and Robert Pickman
2. 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.**
3. Treasurer's Report
 - a. Carlos Souto gave report.
4. Committee Reports
 - a. Architecture – Linda announced that the committee will have five members and one alternate
 - b. Violations –
 - I. Chuck Mucciolo made a motion to add the wording of *'This violation serves as a one-time courtesy notification. Future violations of the same type will result in an automatic fine of \$100 per incident per day in accordance with our Declarations. Each Lot Owner is responsible for all residents, guests, visitors or invitees of/to their lot while on the common areas of Boynton Waters. As such, the Lot Owner will be fined for the actions of said residents, guests, visitor or invitees.'* For parking violations that fall under **Parking Violation: Regular parking of resident's vehicle on the street. In accordance with Declarations and Rules, resident vehicles must be regularly parked on the lot. Parking in the street is prohibited except for certain circumstances; refer to Rules and Regulations, Section 2.** Motion seconded by Mike DeCrescenzo. All were in favor. **Motion passed.**
 - II. Violation list documents were reviewed by the board. Chuck Mucciolo made a motion issue all violations listed on the documents to the corresponding unit owners. Mike DeCrescenzo seconded the motion. All in favor. **Motion passed.**
5. Adjournment
 - a. Chuck Mucciolo made a motion to adjourn the meeting at 8:00 PM and the motion was seconded by Carlos Souto, with all in favor. **Motion passed.**

**Boynton Waters HOA
Board Meeting Minutes
February 18, 2020 Boynton West Library**

Meeting was called to order at 7:00 pm

- Board Members in attendance: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo, Robert Pickman
- Absent: Manny Lozano
- A quorum is present.
- No representative from APM was present.

Motion to approve January 16, 2020 minutes: made by Robert P., seconded by Mike D.; all other Directors in favor; motion passed.

The floor was open to resident comments and questions.

1. Manny Lozano arrived later in the meeting; expressed his appreciation to the Board and wished that other residents would contribute their time also.

Committee Reports

TREASURER - Carlos gave his report. Financials are available upon request.

ARB - Carlos: 2 applications are being submitted

COWBRA - Eric requested that we post meetings on our website

VIOLATIONS - No report

FINES - No report

ENTRY GATES - Carlos: new hinges have been installed on exit gates; awaiting painting

LEGAL - No report

LAKES - Carlos: Aquagenics installed some planting. Two lots were accidentally sprayed along lake bank killing littoral plants and grasses

LANDSCAPE - Chuck Almond: Palms along Jog trimmed; one removed due to disease

WEBSITE / IT - No report

Motion to appropriate up to \$650.00 for a 12' - 14' height replacement pine tree for Aqua Vista Blvd : made by Chuck M., seconded by Robert Pickman; all other Directors in favor; motion passed.

OLD BUSINESS - none for discussion

NEW BUSINESS - none for discussion

Motion to adjourn made by Chuck M., seconded by Mike D.; all other Directors in favor.
The meeting was adjourned at 7:45 pm.

**Boynton Waters HOA
Board Meeting
March 19, 2020 Guardhouse**

Meeting was called to order at 7:04 pm

- Board Members in attendance: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo, Robert Pickman, Mark Halmo.
- A quorum of the Board is present.
- No one from APM was present.

A motion to accept the minutes could not be made as the minutes have not yet been received.

Committee Reports

TREASURER - No report

ARB - No report

COWBRA - No report

VIOLATIONS - No report

FINES - No report

ENTRY GATES - No report

LEGAL - No report

LAKES - Mark Halmo

LANDSCAPE - Chuck Almond

A motion was made by Robert Pickman to appropriate up to \$540 for the planting of Bougainvillea vines plus the cost of one "No Trespassing" sign for the fence at the north end of the property; seconded by Mike DeCrescenzo. Two Board Members voted against, three in favor; motion passed 3 to 2.

WEBSITE / IT - No report

OLD BUSINESS - none for discussion

NEW BUSINESS - none for discussion

Motion to adjourn made by Mike DeCrescenzo, seconded by Mark Halmo; all Board Members in favor. The meeting was adjourned at 8:18 am.

Boynton Waters HOA
Organizational Meeting of New Board
March 14, 2020 Guardhouse

Meeting was called to order at 10:34 am

- Board Members in attendance: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo, Robert Pickman, Mark Halmo
- A quorum is present.
- No representative from APM was present.
- The newly elected Board decided to maintain the same positions as the prior administration and as follows:
 - President - Carlos Souto
 - Vice-President - Mike DeCrescenzo
 - Secretary - Chuck Mucciolo
 - Special projects - Robert Pickman and Ricardo Fernandez

The floor was open to resident comments and questions.

1. Question regarding installation of an additional security camera to face Jog Road for the purpose of capturing traffic accidents with the ability to utilize video as proof for our residents and to aid in other incidents. A majority of those attending were in favor of spending approximately \$500 for this purpose.
2. It was noted that one of our palm trees had a mushroom-like fungus growth identified as Ganoderma. The palm must be removed as the fungus will affect neighboring trees. It was also suggested that information regarding this fungus be posted on the website.

Committee Reports

No reports made

OLD BUSINESS - none for discussion

NEW BUSINESS - none for discussion

Motion to adjourn made by Mark Halmo, seconded by Carlos Souto; all other Directors in favor. The meeting was adjourned at 10:36 am.

Boynton Waters HOA - Board Meeting - April 4, 2020 Guardhouse

Meeting was called to order at 10:00 am

- Board Members in attendance: Carlos Souto, Mike DeCrescenzo, Chuck Mucciolo, Robert Pickman
Absent: Mark Halmo
- A quorum of the Board is present.
- No one from APM was present.

Motion: To accept the previous months minutes was made by R. Pickmand and seconded by M. DeCrescenzo. All in favor; **motion passed.**

Announcement by Carlos Souto that there will not be a meeting in May due to Covid19 concerns.

Floor open to residents:

- A resident had a question about parking in the street. Carlos explained the rules. Issue resolved.
- A resident commented that there was an alligator often present in their backyard near the lake; resident was told to contact Florida Game and Wildlife.

Committee Reports

TREASURER - Carlos: bank had a debit and credit mistake but it was resolved. Noted that we have \$4,500 in Rental Deposit account. Only 4 rentals with deposit, thus an overage of \$2,000 in unclaimed deposits.

Motion: To move \$2,000 overage into General Reserve account was made by M. DeCrescenzo and seconded by R. Pickman. All in favor; **Motion passed.**

ARB - No report

COWBRA - No report

VIOLATIONS - C. Souto: new property manager to be assigned to clean up violations

FINES - No report

ENTRY GATES - R. Pickman: Royce came to adjust gates

LEGAL - No report

LAKES - C. Souto: per M. Halmo lakes are in good condition. Carlos recognizes and thanks the Berdoll's for removing coconuts from the lakes.

LANDSCAPE - Chuck Almond: efforts concentrated on improving grass along Aqua Vista north side. Getting pricing for irrigation between sidewalk and street where we have always had watering problems due to lack of any irrigation there. Lighting was added on each side of the entry for safety.

WEBSITE / IT - M. DeCrescenzo: working with camera company; should have ability soon for all residents to access the directory camera when someone calls

OLD BUSINESS - Certification for Sheriff to monitor streets. Proposal from Simmons and White from last year for \$2,500. **Motion:** To approve proposal and get survey completed prior to maintenance on street signs made by M. DeCrescenzo, seconded by C. Mucciolo, all in favor, **Motion passed.**

NEW BUSINESS - none for discussion

Motion to adjourn made by R. Pickman, seconded by M. DeCrescenzo; all Board Members in favor. The meeting was adjourned at 10:29 am.



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Boynton Waters Homeowners Association, Inc.

May 16, 2020 Board Meeting

Guardhouse

Minutes

1. Call to Order
 - a. Meeting was called to order at 10:00 AM.
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo, Robert Pickman and Mark Halmo
Absent: Michael Decrescenzo
2. 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.**
3. Treasurer's Report
 - a. Carlos Souto gave report.
 - b. Treasurer would like a motion proposed to approximately \$12K to cap the main reserve at \$50K and cap the gate reserve to \$14K to put money into street reserve to calculate money for street project.
 - c. Mark Halmo made a motion to move funds of \$11611.25 from Operating to main reserve to cap, the motion was seconded by Chuck Mucciolo and all were in favor. **Motion passed.**
4. Committee Reports
 - a. Architecture –
 - I. The committee proposed to change the association home colors schemes to exclude pastels color, bright colors, or solid home colors
 - II. Chuck Mucciolo made a motion to approve the limitation of colors not accepting bright colors or pastel versions of said colors and no monochrome homes, must include complete trim or highlights, the motion was seconded by Marl Halmo and all were in favor. **Motion passed.**
 - b. Lakes –
 - I. The committee updated that after a recent grass cutting caused rotting and a lake survey is to be completed.
 - II. The water levels were reported to be low but acceptable as whole grass growing around the lake the doing well
 - c. Landscaping –



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- I. The company that removed the pine is closed, another company was found that grows the pine, but they do not plant, there is another company that can do the deliver but does not plant either
- II. Committee is planning on finding another type of tree to replace the pine, possibly with a shade tree as palms generate trash.
- III. Suggested trees; Black Olive or Oak off the sidewalk close to the lake for possible shaded area for enjoyment
- IV. It was suggested that the pine be given another month for further research.
- V. Northside -CA moisture check was suggested due to the irrigation system being broken, after the system was fixed Cocoplum were installed because Ficus is being killed by flies
- VI. Proposal to replace the irrigation pump to increase irrigation system between sidewalk and road; electrical work may or may not be include the in \$4530.00 price. Clarification needed
- VII. Southside will be complete after the northside is finished, eventually all Ficus will be removed.
- VIII. Code Enforcement hedge height for reference suggest that owners be advised to go to CE website for county code.

d. Violations –

- I. Proposed fines for the following:
 1. 9359 Aqua Vista Blvd for debris on the street fine levied at \$25 per day for 1 day
 2. 9321 Water Coarse Way for continual trash can out before/after time fine levied at \$100 per day for 1 day.
 3. 9399 Aqua Vista Blvd for driveway cleaning to go to fining for committee fine determination
 4. 9384 Cascade Court for Lawn, Trimming, and Stump to go to fining for committee fine determination



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5. 9393 Cascade Court for Trimming and roof cleaning to go to fining for committee fine determination
6. 9305 Water Coarse Way for Roof Tiles and Painting to go to fining for committee fine determination

5. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 12:08 PM and the motion was seconded by Carlos Souto, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

June 25, 2020 Board Meeting

Guardhouse - Outside

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:06pm
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Mark Halmo
Absent: Robert Pickman
 - d. Members present via Teams broadcasting; Florin
2. Approval of Previous Meeting Minutes
 - a. Mark Halmo made a motion to table the approval of the previous meeting minutes, the motion was seconded by Carlos Souto. **Motion passed.**
3. Treasurer's Report
 - a. Carlos Souto gave report.
 - b. Treasurer recap of the fund movement to cap the main reserve, money now going into street reserve for future project.
 - c. Recommendation made that for the following months the association prioritize the up coming projects so that the only expenditures are for the monthly maintenance of the association.
 - d. Project Proposals
 - I. Lawn on Aqua Vista Blvd installation of new irrigation and pump system, approx. cost of \$4530.00. Plan is to irrigate the lawn in November after rainy season, treat the lawn with fertilizer, and then re-sod if necessary.
 - II. Sidewalks throughout the association to be redo and or grinded for an approx. cost of \$7300.00
 - III. Lake Maintenance proposal for grass carp and fish excluder for an approx. cost of \$3600.00
 - IV. Association signage change to comply with county code approx. cost of \$12k to \$15k
4. Committee Reports
 - a. Architecture –
 - I. Committee presented two application for improvements one for driveway and second for painting.
 1. The driveway expansion will be revisited after completion to address possible landscaping improvements
 - II. Committee proposed to change the outdated rule requiring 3 copies of the ARB form be submitted.
 - III. Mark Halmo made a motion to reduce the required amount of application copies from 3 to 1, the motion was seconded by Michael Decrescenzo. **Motion passed.**
 - b. COWBRA-



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- I. Update on industrial park zoning was turned down. Reserve saved.
- c. Gates –
 - I. Hinges have been replaced
- d. Legal
 - I. Rules and regulations updated as result of workshop will be sent to the attorney for review.
 - II. Michael Decrescenzo made a motion to send the Rules and Regulations to the attorney for review, motion was seconded by Mark Halmo. **Motion passed.**
- e. Lakes –
 - I. Grass Clipping going into the lake at making it look bad, there is an issue with hydrilla with depletes water of oxygen. Resolve is the proposed grass carp.
 - II. Another issue to be addressed is the clown knife fish which is destructive so if these fish are caught, they should not be released back into the water.
 - III. Lily pads have been treated to get rid of the clown knife fish
- f. Landscaping -
 - I. Proposed irrigation project on Aqua Vista Blvd
- g. Violations –
 - I. Proposed fines for the following:
 - 1. 9344 Cascade Court violations for parking over the sidewalk and garbage out before/after time multiple offense board agreed to address issue owner with notification that 3rd offense will result in fine.
 - 2. 9359 Aqua Vista Blvd violations for garbage out before/after time proposed fine of \$25.00 per day for 1 day.
 - 3. 9320 Water Coarse Way violation for parking over the sidewalk fine for \$100.00 per day for 1 day, board decided no fine owner will be notified that the next offense will result in fine



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4. 9367 Aqua Vista Blvd violation for Tiles missing and roof cleaning recommended fine is \$100 per day for 10 days for total of \$1000.00 for each violation

- II. Board proposed that fining hearing notices be mailed via certified and regular mail

5. Proposal Prioritizing

- a. Board agreed to address the following proposal in the following schedule

- I. Lake Maintenance to be done in July for grass fish and fish excluder
- II. Signage change and replacement to be done in October for DOT approve signage
- III. Aqua Vista Blvd Irrigation to be done in November after rainy season
- IV. Sidewalk replacement and/or grinding to be dealt with on a case by case basis based on necessity
- V. Mark Halmo made a motion to proceed with project timelines as presented, motion seconded by Michael Decrescenzo. **Motion passed.**

6. Finning Committee -

- a. Board recognized two volunteers to join the fining committee

- I. John and Karen
- II. Michael Decrescenzo made a motion to accept volunteers, motion seconded by Mark Halmo. **Motion passed.**

7. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 8:29pm and the motion was seconded by Michael Decrescenzo, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

July 23, 2020 Board Meeting

Guardhouse - Outside

Minutes

1. Call to Order

- a. Meeting was called to order at 7:01pm
- b. Roll Call
- c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Mark Halmo
Absent: Robert Pickman

2. Approval of Previous Meeting Minutes

- a. Michael Decrescenzo made a motion to approve the previous meeting minutes, the motion was seconded by Carlos Souto. **Motion passed.**

3. Treasurer's Report

- a. Carlos Souto gave report.
- b. Carlos Souto recap the account balances for each account and the cap of 50K on the main reserve, money now going into street reserve for future project.
- c. Recommendation made that for the following months the association prioritize the up coming projects so that the only expenditures are for the monthly maintenance of the association.

4. Committee Reports

- a. Architecture –
 - I. Committee presented two application for improvements one for impact windows and second for painting.
- b. Gates –
 - I. Recapped recent change of the gate hinges do to noise gate was making.
- c. Lakes –
 - I. Grass Clipping causing brown debris, but Grass Carp will eat that debris.
 - II. Plant life and flowers doing well, and permit has been filed with the state and under water pictures are looking good.



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d. Landscaping -

- I. Foxtail east of Lakeside Lane and west on Aqua Vista Blvd was replaced, as pressure cleaner killed 20 bushes by overusing the chemical; pressure cleaner agreed to reduce the contracted charge by \$100.00

e. Holiday Lights –

- I. Carlos Souto expressed an idea to get additional holiday lights this year to brighten the association and give more of a holiday feel to the owners and guests.
- II. Carlos Souto asked Linda to get with Manny to add more lights.

f. Cameras –

- I. CCTV Camera Pros were called to get a proposal for the install of security cameras for the guard house; Proposal came in at \$674.13 including a 10% discount.
- II. The call box cameras with the options to allow all owner access to the footage would slow streaming as the camera records in analog and the system is digital.
- III. Mark Halmo made a motion to accept the proposal of \$674.13 for the camera install for the guardhouse for completion within the next 60 days, the motion was second by Michael Decrescenzo. **Motion passed.**

g. Website –

- I. Mark Halmo website title update to include wildlife.

h. Violations –

- I. It was expressed that Chuck Almond will now be assisting with violations and Chuck Mucciolo will no longer be on the violations committee. All violation question or concerns will be directed to APM; any issues with APM should then be directed to the board President. Owner can also refer to State Statue 720
- II. The violations sent in by Chuck Almond are to be inspected and notice to cure is to be mailed accordingly.
- III. Board present an alternative solution to roof and driveway violations.
 1. Solutions
 - a. Homeowners forget or do not inspect their property for violations and receive a letter to correct
 - b. Homeowners maintain and inspect their property to insure no violations



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- c. Association takes on the task to have the driveways and roofs for all the properties in the association pressure cleaned 1 once every 3 years for an approximate increase of dues in the amount of \$5.00 (+) per month per property (approx. \$60.00 per year)
 - To execute this option the board is calling for an exploratory committee to present this option to the membership for a poll to find out if the majority would even support an amendment to the allow for this option for further research; the committee should not include owners with violations, current committee members, or current board members to ensure neutrality.
 - The proposal, if the majority shows support for this amendment, is to begin on January 1, 2022 hold off cleaning for one year and then begin every 3-year cleaning, Owners will be expected to be current on violations by December 31, 2021.
 - If after the poll 75% of the membership support the amendment the board will then move forward to get proposals and get with legal to get the accurate paperwork and numbers on the vote.
 - The budget increase is capped at 10%, if the budget is increasing the owners will be notified. If owners want to opt out of the pressure cleaning services but will still have to pay the increase as it will be an increase to the HOA dues across the board. Work will not be a la carte or done by individual schedule, the details will be determined after most of the membership has vote and the association receives the 75% support.

5. Finning Committee -

- a. Eric Malkin did not notify the rest of the fining committee that the meeting to be held July 18, 2020 was cancelled. The board requested that the violation be back tracked 2 weeks.
- b. Mr. Duckman's violation was discussed and it was explained that he was not being fined for the parking violation as the board opted to give him a final warning and explained if the violation occurs again it will go straight to fining,

6. Adjournment

- a. Michael Decrescenzo made a motion to adjourn the meeting at 7:51pm and the motion was seconded by Mark Halmo, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

August 25, 2020 Board Meeting

Guardhouse

Minutes

1. Call to Order

- a. Meeting was called to order at 7:00pm
- b. Roll Call
- c. Present: Carlos Souto, Chuck Mucciolo, and Michael Decrescenzo
Absent: Robert Pickman and Mark Halmo

2. Quick Review of complaints regarding Lot 4 parking issues; blocking mailboxes and lawn debris

- a. Issues have been addressed with owners and parking issues will stop as the work on the driveway expansion is nearly complete.

3. Approval of Previous Meeting Minutes

- a. Michael Decrescenzo made a motion to approve the previous meeting minutes, the motion was seconded by Chuck Mucciolo. **Motion passed.**

4. Treasurer's Report

- a. Carlos Souto gave report.
- b. Carlos Souto recap the account balances for each account.

5. Committee Reports

- a. Architecture –
 - I. Committee presented one application for painting.
 - II. Requested a copy of an association plot plan
- b. Gates –
 - I. Reviewed new gate system features to include owner access to gate cameras.



- II. New system will be compatible with current setup; current using analog system but will be updated to use digital system
- c. Lakes –
- I. Recapped grass clipping causing brown debris, some area more than others, but Grass Carp will eat that debris, to be delivered in the following week.
 - II. Grates are in place underwater, permitting has been complete and everything is looking good.
 - III. Algae build up is due to a combination of heat and grass clippings to slow growth a possible avenue is to implement an immediate fine process to homeowners who blow clippings into the lake and for vendors first offense is a warning notice after 1st notice if not corrected vendor will not be allowed on property.
 - IV. Discussion of aerator location and function, currently 4 installed
- d. Landscaping -
- I. Northside gate that was replaced years ago is damaged and is starting to affect the fence. Chuck Almonde contacted Iron Works for specification of the repair needed John and Chuck to discuss issue as it may be up to Lake Worth Drainage to repair
 - II. Bugaway, current landscaper, not meeting expectation and service is lacking. They have been put on notice that the association should have to call them to fix or address improper landscaping on common ground, pest and weed control this is unacceptable. Not being proactive
 - III. The board received a new proposal from Brightview who has specified departments for the services to be provided including Palm trimming 3 times a year (not including Royal Palms) and debris removal. The new company is going to be \$2840.36 per month.
 - IV. 30-day termination notice to Bugaway
 1. Micheal Decrescenzo made a motion to put Bugaway on termination notice and hire Brightview. Chuck Mucciolo seconded the motion. **Motion passed.**
 - V. Bugaway has bid in for irrigation system board letting keep it as Brightview is more expensive
- e. COBRA –
- I. Lake Worth Drainage is attempting to sell the right of way to a developer to build homes
 - II. Working on stopping development on Boynton Beach Blvd.



f. Signs –

- I. Chuck Mucciolo updated on street signs being ordered and came in about \$5000.00 under budget. Signs are to be delivered in the following week. Original proposal was for about \$15000.00 but the total came in at around \$10,543.00.
- II. There was a choice of making the speed limit signs for 20 mph or 25 mph and the board chose to go with 20 mph speed limit signs

g. Violations –

- I. Quick reminder to all the discrimination or defamation of character, etc. must be handled by the attorney
 1. 1st attorney letter is paid by the association
 2. Any additional letters will be billed back to the homeowner
- II. There are people who think it is the 1900 and everyone helps everyone but today everyone wants a lawsuit to make easy money; and the board does not want to cost the association money.

6. Finning Committee -

- a. Eric Malkin gave report that both properties that were sent for fining had the fine upheld by the committee

7. Adjournment

- a. Chuck Mucciolo made a motion to adjourn the meeting at 8:20pm and the motion was seconded by Carlos Souto, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

September 17, 2020 Board Meeting

Guardhouse

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:00 PM
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Mark Halmo
Absent: Robert Pickman
2. Approval of Previous Meeting Minutes
 - a. Minutes were reviewed by the Board. Mark Halmo made a motion to approve the previous meeting minutes, the motion was seconded by Michael Decrescenzo and all were in favor.
Motion passed.
3. President's Report
 - a. Roof and Driveway cleaning idea tabled as there were not enough owner votes to proceed.
4. Treasurer's Report
 - a. Carlos Souto gave report of financials and account fund balances.
5. Committee Reports
 - a. Architecture –
 - I. Committee presented the approves ARC application for filing
 - b. Landscaping –
 - I. New landscaping property is to start on October 1, 2020 and will be taking over the irrigation system project.
 - II. Chuck Almonde partially repaired the fence that collapsed due to tree. Lake Worth Drainage is to come out and review.
 - c. Violations –
 - I. One property that was up for fining was given an extension of 30 days to cure the violations as the owner is working with their insurance company. Should the violations not be cured the committee will uphold the fines in the total amount of \$2000.00 for both fines.



d. Lakes –

- I. Erin from Aquagenix was at attendance at the meeting to discuss the lakes
 1. Explained that there is a large amount of hydrelia this year but should be address by crap that was placed in the lake and that the coming cold weather would help.
 2. Regarding the algae, this is different to control but by asking owners to avoid grass clipping going into the water and the rearranging of the aeration plate will help.

e. Cameras –

- I. Michael Decrescenzo spoke about the new camera system being installed in the next 7 to 10 days
- II. Current system is about 16 to 17 years old, two bids presented for a new call box and phone system
 1. 1st bid at \$6561.00
 2. 2nd Bid at \$8879.00

f. Gates –

- I. Gate system is being research as there is a permit issue with the current gates.
- II. Special meeting for gates will be coming soon to discuss permitting

g. Cobra –

- I. Some traffic issues are due to road closings, Transportation to meet with Traffic to discuss
- II. Closures from Delray to Lantana will be publish by Cobra

h. Legal –

- I. Rules and Regulations sent to the attorney to review and file.



- II. One note regarding storage containers the attorney suggested not to address it in detail, as a result storage container removed.
- III. Motion made by Chuck Mucciolo to adopt the Rules and Regulations on September 17, 2020as finalized by attorney, Mark Halmo seconded the motion. Motion passed

i. Signs –

- I. Signs have been completed and errors corrected, and signs installed.
- II. Signs are in compliance with Legal and DOT

6. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 7:55 PM and the motion was seconded by Chuck Mucciolo, with all in favor. **Motion passed.**



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Boynton Waters Homeowners Association, Inc.

October 15, 2020 Board Meeting

Guardhouse

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:00 PM
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Mark Halmo
Absent: Robert Pickman
2. Board Appointment
 - a. Motion made by Chuck Mucciolo to appoint Sherie Coale to the Board of Directors, Michael Decrescenzo seconded the motion. **Motion passed.**
3. President's Report
 - a. Halloween – Stated that community is to decide on their own if they want to give out candy.
 - b. If property lights are off, then the property will be noted as electing not to give out candy
4. Treasurer's Report
 - a. Carlos Souto gave report of financials and account fund balances.
 - b. Discussion of the 2021 Proposed Budget
 - I. Three budgets were up for discussion 1) one reflecting no change 2) one reflecting a budget increase of 10% 3) one reflecting a 10% and 3% budget increase
 - II. After review of the budget and association expenses it was decided that the budget would be increased by \$10.00 per month for a total of \$30.00 per quarter bringing dues to \$330.00 per quarter.
 - III. Motion made by Mark Halmo to accept the budget with the \$10.00 per month increase, Chuck Mucciolo seconded motion. **Motion passed.**
5. Committee Reports
 - a. Architecture –
 - I. Committee presented the approves ARC application for filing
 - II. One application in question ass owner requested to have the screen enclosure have bronze framing; after review of the association documents screen enclosure framing must be white.
 - b. Lakes –
 - I. Contractor pulled back grass
 - II. Alligator spotted in lake
 - c. Cameras –



DRAFT

- I. Zoom system setup and test run done
- d. Gates –
- I. Vendor proposal from Royce for new keypad presented
 1. Proposal includes a 3-year warranty
 - II. Motion made by Chuck Mucciolo to accept the proposal from Royce at \$6850.00 including the 3-year warranty, Mark Halmo seconded the motion. **Motion Passed**
6. Adjournment
- a. Chuck Mucciolo made a motion to adjourn the meeting at 8:30 PM and the motion was seconded by Mark Halmo, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

November 19, 2020 Board Meeting

Guardhouse

Minutes

1. Call to Order
 - a. Meeting was called to order at 7:01 PM
 - b. Roll Call
 - c. Present: Carlos Souto, Chuck Mucciolo, Michael Decrescenzo, and Sherrie Coale
Also present: Angie Curtis from APM
Absent: Robert Pickman; Mark Halmo
2. Approval of Previous Meeting Minutes
 - a. Minutes were reviewed by the Board. Michael Decrescenzo made a motion to approve the previous meeting minutes, the motion was seconded by Sherrie Coale and all were in favor.
Motion passed.
3. President's Report
 - a. Projects for the year are finalizing with the irrigation and directory system installs.
4. Treasurer's Report
 - a. Carlos Souto gave report of financials and account fund balances.
5. Committee Reports
 - a. Architecture –
 - I. Committee presented the approves ARC application for filing
 - b. Landscaping –
 - I. Pine tree was planted the position was selected by Mark Halmo and Brightview to keep it as close to where the old tree was
 - II. Irrigation on Aqua Vista Blvd is being finalized soon.
 - c. Violations –
 - I. All violations are being addresses as some owners are waiting insurance claims



d. Lakes –

1. Grass around the lake may look burnt as the excess grass was burnt to bring it back from the lake shore.

e. Gates –

- I. Royce ordered the system and should have everything installed in the coming week
- II. New system should fix the issue of the system going down every time comcast goes down as it will now by a cellular system with AT&T
- III. Royce will also check the exit gate as it is leaning.

6. Meeting

- a. December meeting is cancelled due to the holidays next board meeting will be held on January 21, 2021
- b. Annual Meeting to be held in March and 1 notice to be mailed on December 10, 2020

7. Adjournment

- a. Chuck Mucciolo made a motion to adjourn the meeting at 7:34 PM and the motion was seconded by Michael Decrescenzo, with all in favor. **Motion passed.**