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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.



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- 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.



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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.**