



DRAFT

Boynton Waters Homeowners Association, Inc.

January 21, 2021 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, Mark Halmo and Robert Pickman  
Also, present Angie Curtis from APM  
Absent: Sherie Coale
2. President's Report
  - a. Carlos presented the owner with a copy of the notice sent with the coupon book showing the new lockbox address for payment processing
  - b. It was reviewed that the 1<sup>st</sup> notice of annual meeting was mailed, and the 2<sup>nd</sup> will go out with no ballot as no one submitted an intent to run
  - c. The association will need a new representative for COWBRA as Mr. Malkin has moved
  - d. the server backup for the guard house will be looked into, possibly get an external drive to use as a backup.
  - e. There is a need for a new printer/copier combo for use in the guard house, the members will research costs
3. Treasurer's Report
  - a. Carlos Souto gave report of financials and account fund balances.
  - b. The extra \$1547.00 in the misc. account needs to be moved the street reserve.

**Motion: Chuck made a motion to move \$1547.00 from the misc. account to the street reserve. Michael seconded the motion. All in favor.**

4. Amazon –
  - a. Amazon contacted a board member to discuss a new feature that Amazon would like to install in the association system.
    - I. The system would allow Amazon to access the association only in the case that they have a delivery, the feature would also allow the driver to open owner's garage doors to allow for the driver to place the packet in the garage to avoid theft.
    - II. After some discussion this is not an option that many agree with. As this would have to be brought to the owners if they would agree with their garage doors being opened by amazon.



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5. Committee Reports

a. Lakes –

- I. There was a large algae bloom which has stopped due to the weather.
- II. The low water levels have brought attention to the gator in the lake.

b. Violations –

- I. The January Compliance meeting was cancelled, and all homeowners scheduled will be sent a new notice for the February Meeting

c. Gates –

- I. The new system is working and running smoothly.
- II. Comcast is charging an increased amount and the board discussed that the phone line can be cancelled as the gate system runs on cellular connection.
- III. One issue now is that there are multiple remotes/clickers that have not been disconnected from the system; the board will work on deactivating remote/clickers that have not been in use for a couple of months to then remove them and update the list to keep the remote/clicker that are being used. The board is considering possibly sending out a letter to owners asking for the remote/clicker numbers being used and use that form to update the list in the system.

**Motion: Robert made a motion to let the system run for a quarter and those numbers that have not been used in that quarter will be removed. Michael seconded the motion. All in favor**

- IV. Neighbors across the lake, Country Fair, is having issues with the gates as their gates were not properly permitted when installed. The board feels that for right now the gate should be left as is, the board is still researching the permits for Boynton Waters HOA gates.

6. Adjournment

- a. Chuck Mucciolo made a motion to adjourn the meeting at 7:47 PM and the motion was seconded by Michael Decrescenzo, with all in favor. **Motion passed.**