



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.



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.**

February 18, 2021

The monthly meeting of Boynton Waters Homeowner's Association was called to order at 7:04 PM.

Present were: Carlos Souto – President; Michael Dicrescenzo- Vice President; Mark Halmo; Chuck Mucciolo; Robert Pickman; Sherie Coale.

A motion was made by M. Dicrescenzo to accept the January minutes as presented, M. Halmo 2<sup>nd</sup>.

The floor was opened to the general public for questions- none received.

### **President's Report**

President stated as Eric Malken had moved, there has been no representation at the COWBRA meetings. R. Pickman stated he would contact Mr. Malkin to discuss and decide if he would have interest in attending/representing Boynton Waters HOA at those meetings.

**The Architectural review committee** had three (3) requests, 2 of which were for the same property.

Roof replacement and impact windows; the third request was to paint a privacy wall a different color from the primary structure that would match the garage door. The request was denied by the committee.

**The Fine committee** reported a paint & clean order have the fine waived until the painting was completed by the homeowner; a torn screen was granted an additional 30 days due to familial hardship.

**Gates-** R. Pickman reported the sensor on the gate board was replaced by Royce and appears to be in good working condition at this time.

**The legal report-** no action required by Board Attorney at this time.

**Lake report** – M. Halmo states the water levels are extremely low, the hydrilla treatment is reacting nicely, carp are in deeper water. Some homeowners are killing the torpedo grass with chemicals. This is prohibited as **applicators need to be licensed professionals to apply the chemicals**. As the lakes belong to the entire association, the pesticide is being applied to common ground – the lake. Lake maintenance is the responsibility of the HOA not the individual homeowners to treat common ground. Property boundaries end at the edge of the water line. The pesticide also moves throughout the lake (drifts). The water quality seems to be improving, it is cyclic. Some residents do not seem to be bothered by the freshwater plants but if a resident would like remediation, Mark's cell phone can be accessed for remediation. The bubbler in the area between Watercourse and Lakeside on the north side is not operating. Valves may need to be switched around. The limpkin population is less as is the snail population. The muscovi population may increase with the absence of the alligator.

Landscape report: A new site manager from Brightview has brought about improvements, the company remains on a 30 day notice program. \$55.00 was spent to replace a Rainbird sprinkler.

Board approval is needed for the cleanup of 15-18 palms with the cost being \$1,788.24. The previous cleanup was approximately \$2K.

Motion: Chuck moves to approve the expenditure; R. Pickman 2<sup>nd</sup>.

Vote: Ayes all, unanimous

Two gator warning signs will be posted within the neighborhood at a cost of \$23.53. This will also assist with any possible liability issues.

Pending detail on a landscape plan to remove and replace vegetation at the front entrance and throughout the entrance island (including inside the gate area) to enhance to appearance.

Treasurer's report: not received.

Violations: APM Angie Curtis will be returning the week following this meeting.

New Business: none

Questions regarding the balloting process: If the ballots were misplaced would there be additional blank ballots available during the meeting? Response: Yes Could the ballots be emailed again? No as the notification process is according to statutory deadlines, however nominations can be made from the floor provided the candidate is present.

Motion to adjourn at 7:31 M. Halmo; M. DiCrescenzo 2<sup>nd</sup>. Vote: Ayes all, unanimous



Boynton Waters Homeowners Association, Inc.

March 13, 2021 Annual Meeting

Outside 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, Michael Decrescenzo, Mark Halmo, Sherie Coale, and Robert Pickman  
Also, present Angie Curtis from APM

2. Officer's Report

- a. The gate system has been updated; comcast was removed as it was affecting the connectivity and causing the keypad to not work and calls not go through. The system is now running on a cellular system which has improved the operation. The only things still being addressed are incorrect phones and minor contact info updates.
- b. New landscaper was hired, and the palm trees were cleaned up.
- c. The association is gathering proposals for an entrance remodel to make it brighter and nicer.
- d. Robert mentioned the lakes are low right now which cannot be controlled as the Lake Worth Water Utility manages the water levels. A plus to the water below low is that its allowing grass to grow which helps prevent eroding
- e. Carlos Souto gave report of financials and account fund balances.
- f. There is a correction that needs to be made, there was a transfer from the main reserve into the street reserve; a transfer from the operating account needs to go into the main reserve to cap it at \$50K.
- g. Mark spoke about the lakes and how it is the time of year where waters are low, the fish are doing well, and the plants that have gone will come back as the water levels return. The lake bank is being held by the grass that has been growing. One concern is Alligator seeking; there are signs going up for owners to take caution around the lakes.
- h. Mark also mentioned that the trees along the lake can be staked or removed to avoid them falling into the lakes, this is something he will have research further.
- i. Mark made an announcement that he would like to have an educational gathering to show owners, residents, and kids in the community a little bit about the lakes.

3. Election

- a. One position is open and no intent to run was submitted; the floor was open to nominations. No made any nominations for the open position.
- b. Since there were no intent to run and no nominations the board may appoint a member to fill the position at a board member.

4. Adjournment

- a. Chuck Mucciolo made a motion to adjourn the meeting at 10:25 AM and the motion was seconded by Mark Halmo, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

March 13, 2021 Organizational Meeting

Outside Guardhouse

**Minutes**

1. Call to Order
  - a. Meeting was called to order at 10:40 AM
  - b. Roll Call
  - c. Present: Mark Halmo, Michael Decrescenzo, Sherie Coale, and Robert Pickman  
Also, present Angie Curtis from APM
2. Nomination
  - a. Mark Halmo made a motion to appoint Carlos Souto onto the board; Sherie second the motion. All in favor. Motion passed.
3. Officer organization
  - a. Mark nominated Carlos as the Board President and Treasurer; Carlos accepted.
  - b. Mark nominated Sherie as the Board Secretary; Sherie accepted.
  - c. Carlos nominated Michael as the Board Vice President; Michael accepted.
  - d. Mark and Robert will be directors on the board; both accepted
4. Adjournment
  - a. Sherie Coale made a motion to adjourn the meeting at 10:50 AM and the motion was seconded by Mark Halmo, with all in favor. **Motion passed.**



Boynton Waters Homeowners Association, Inc.

April 15, 2021 Board Meeting

Guardhouse/Teleconference

**Minutes**

1. Call to Order
  - a. Meeting was called to order at 7:00 PM
  - b. Roll Call
  - c. Present: Carlos Souto, Sherie Coale, Michael Decrescenzo, Mark Halmo and Robert Pickman  
Also, present Angie Curtis from APM
  
2. President's Report
  - a. Carlos presented the membership with the proposal for the sidewalks to be grinded and re done.
  - b. The palm tree on Aqua Vista were discussed as an owner brought up that the falling fronds are a danger. A bid was collected to see the cost of the trimming of the palms, but the board discussed that these palms are self-shedding but if trimmed the trimming should be done during the windy season in March
  
3. Treasurer's Report
  - a. Carlos Souto gave report of financials and account fund balances.
  - b. One concern is the transfers with the reserve account, the accounting for the reserve accounts have been off as there have been funds going into the previously approved capped Main reserve. Correction transfers to cap the main reserve to \$50K will be done.
  
4. Committee Reports
  - a. ARC –
    - I. ARC committee provide the completed and approved applications. One application was approved but the owner had already done the work prior to the committee providing the approval.
  
  - b. Lakes –
    - I. The lakes are doing well, Mark explained how the tall grass at the lake bank is helping to reduce the erosion.



c. Violations –

- I. The board elected to send one property to the fining committee in June for a \$100.00 fine.

d. Gates –

- I. There are a few owners having issues with the gates but since the change the issue have been minimal. Mike explained that the biggest issue is owner who have their home number setup in the systema and instead of answer that phone they have the home phone forwarded to their cell phones which cause signal interruption and call lost.

5. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 7:57PM and the motion was seconded by Michael Decrescenzo, with all in favor. **Motion passed.**





Boynton Waters Homeowners Association, Inc.

May 20, 2021 Board Meeting

Guardhouse/Teleconference

**Minutes**

1. Call to Order
  - a. Meeting was called to order at 7:00 PM
  - b. Roll Call
  - c. Present: Carlos Souto, Sherie Coale, Michael Decrescenzo, Mark Halmo and Robert Pickman  
Also, present Angie Curtis from APM
2. Ratifying of previous meeting minutes
  - a. Michael Decrescenzo made a motion to approve the meeting minutes; Mark Halmo second the motion. All in favor. **Motion Passed.**
3. President's Report
  - a. Carlos Souto reviewed the special legal meeting held on May 6, 2021. Topics included the 30yr document revitalization, discussion of lawsuits COVID or Board related. The attorney strongly advises that all board members avoid discussing association business outside of formal board meetings.
  - b. The legal form to file the revitalization of the documents was signed and notarized to be submitted to the attorney for filing.
4. Treasurer's Report
  - a. Carlos Souto gave report of financials and account fund balances.
  - b. The balances are based on two reports from both Synovus and CenterState with the APM switch over the account transfers to CenterState has not been completed, so third quarter dues will be monitored.
5. Committee Reports
  - a. ARC –
    - i. ARC committee provide nine (9) completed and approved applications.



b. Lakes –

- I. The lakes inspection went well. There is some floating algae but this is likely a result of grass clipping going into the lakes again. The north aerator compressor needs to be replaced and cost approx. \$1500.00. Mark Halmo has volunteered to install the new.
- II. Michael Decrescenzo made a motion to approve the replacement with a budget of \$1500.00; Carlos Souto second the motion. All in favor. **Motion passed.**

c. Tech –

- I. The guard house battery backup needs to be replaced and a new printer/copier/scanner needs to be purchase along with 3 cartridges and a ream of paper.
- II. Michael Decrescenzo made a motion to approve the purchase of the battery backup and printer/copier/scanner; Mark Halmo second the motion. All in favor. **Motion passed.**

d. Gates –

- I. The speaker and microphone on the callbox are being replaced due to the feedback making through. Owners still having issues with their phones and calls from the gate callbox need to contact their service carrier for help with connection issues. There have been cars parking near the entrance gate waiting for resident and it is affecting the gate censor. Waiting cars need to park on the exit side of the gates to not affect the entrance side censor.

e. Landscaping –

- I. Carlos Souto met with the Brightview management to discuss the ongoing issues.

6. Adjournment

- a. Mark Halmo made a motion to adjourn the meeting at 7:43 pm; Michael Decrescenzo second the motion. All in favor. **Motion passed.**