

**Boynton Waters Homeowners Association Inc.**  
**Board of Directors Meeting**  
**Saturday, July 17, 2010**  
**Meeting Location – Library – 10am**

Call to order.

The meeting began at 10:10 am

There was a very good showing of residents in the audience.

The following board members were present:

Larry Lofaro, President

Larry Berdoll, Vice President

Maura Slaughter, Communications Director

Robert Uhrie, Treasurer

Charles Mucciolo, Secretary

Mark Halmo, Special Projects

A quorum is present.

Larry Berdoll moved to approve the minutes of the last meeting, seconded by Mark Halmo, all in favor, passed unanimously.

Board's position is to hold off on posting meeting minutes until the following meeting so they can be approved properly then posted.

Treasurers report:

June 30, 2010 balance of account \$21,683.80

June 30, 2010 checking account balance of \$19,861.38

Thru today 67 homeowners have paid dues.

Notices will go out this week and late fees will be assessed.

It was stated by Larry Lofaro that we have received reimbursement of \$95 for the website, clarified by Treasurer.

Question was asked if late fees could be assessed and Larry Lofaro stated that it is in our declarations; \$25 after 30 days.

Larry Lofaro requested of Maura to contact those who have not paid.

Clarification on what Reserve account is. At previous meeting upon consultation of prior board presidents, it was voted on and approved to establish a reserve account of \$20,000. You can term it reserve or emergency but nonetheless we have set aside \$20,000 in this account. It was not legal up until recently and so we are in compliance with the law. The reserve account is used for emergencies in order for the board to utilize funds from such as hurricane damage and gate repairs that may be over and above budgeted funds. The board can decide to replenish the reserve funds if they are used.

Board is converting accounting to QuickBooks.

Larry Berdoll expressed his opposition to the reserve account. Wants the record to show that it is further complicating things because we already have a savings and checking account and we don't need another

account. Larry Lofaro clarified that we are not setting up a separate bank account but rather it is simply monies within our existing accounts that are earmarked as 'reserve funds'.

Architectural review:

Three approvals all for painting: Rodriguez, Estalella and Lozano.

Violations committee:

Eric Malkin announced that he has offered to serve as chair. First review of new committee takes place tomorrow, Sunday.

Members of the committee are Heidi Somers, Teny Nameth, Cheryl Duckman, Eric Malkin, Lynn Berdoll, Florin Tudor and Ursula Rothe.

Discussion on how to handle damage to the gates. It was unanimously agreed that damage and or forcible entry warrants a service call that should be billed to the homeowner. If not a homeowner then we must conduct an investigation and we may try to work with the homeowner that the worker or visitor is related to. We can pursue through sheriffs department if non cooperation with homeowner.

Fine enforcement:

We were scheduled to have two hearings today. Estalella for painting and miscellaneous repairs however they did apply for and receive approval for painting which should remedy the violations. Zimmer for general cleaning and some painting of house and that work was completed prior to this meeting so the violations have been corrected.

Fine enforcement not present. It is believed that Tom Gallo, Sonja Alvarez and Mrs.Uhrie are members of the committee. Committee is more of an appeal board and is obliged to have a hearing and determine if the board's actions in imposing the fine are warranted. Board may attend the hearing and plead their case. Board members and violations committee members cannot be members of the fine enforcement.

Bobbie Malkin offered to be on fine enforcement.

Welcome committee:

Nothing to report – one new homeowner who has recently closed – their name will be passed on to the committee by Maura Slaughter.

Crime watch:

Phil Kline stated that he did not get many responses to his query for assistance or assets.

We need to post the names of the various block 'captains' on the website.

We should have a meeting of the various block captains.

Library is local area command center for emergencies.

Phil attended safety and security meeting and received information on Devcon who provides a complete access control solution and he will pass that information on to the board. Phil gave a brief overview of the various systems available and brought up some situations we should consider when selecting a new system.

Maura Slaughter made mention of the state inspector who was present in the community last week regarding 9399 Aqua Vista. These renters should be out by the end of the month.

Website:

Website is up and running with no problems.

Bill Dardick acknowledged receipt of mailing list from Maura Slaughter.

Requested that minutes in draft form be posted as soon as available – no objections from board.

Board announced that some regular newsletter will be produced in the near future.

Landscape and Irrigation:

Board stated that irrigation must be up and running properly before we can go forward with any landscape improvements.

Aqua Pro Irrigation has evaluated the system, identified a problem with the pump and replaced the bearing. They also cleaned the intake screen and determined that the pipe was undersized and did replace it last week. They will be performing some work on zone 1 which is showing problems with respect to dead grass and undersized trees. They will also be evaluating the median because of the poor performance of the purple queen. The weeds are too far out of control to apply fertilizer in an effort to salvage the purple queen. Another contractor (horticulturist) determined that the purple queen has a fungus and is too far gone. Some recommendations have been made with respect to watering and plant replacement which will be pursued further by Chuck before any action takes place.

Landscape contract – the board is looking at several landscape contractors with the intent of trying to secure one contractor who will be proactive and be able to handle a multitude of aspects relating to same.

Mark Halmo made a motion to table the selection of a contractor until the next meeting, seconded by Rob Uhrie.

Lake maintenance:

Mark Halmo stated that the first phase of aerators has been in for about a month and that he has been monitoring the progress and things are looking better with respect to clarity of water and presence of fish in those areas.

We need to consider going forward with the rest of the lake based on these good results.

Littoral plants are scheduled to be installed at the end of August.

Mark Halmo asked to be contacted if anything such as leaks from trucks are seen so that he can act on it and prevent those chemicals from going into the lake.

Mark explained a little more about how the aerators work to help the lakes.

Suggestion that website be noted to state that no lawn or landscape cuttings be put in the lake.

Suggestion that we not feed ducks because of the feces created in the community and that they attract alligators.

Question raised about when next evaluation of lake statistics would be taken – December was response.

Some other areas around the lake were noted to be good locations for more littoral plantings and that they should be considered for future.

Some question from the audience regarding timing of lake testing; Mark Halmo said he would address in specifics after the meeting.

We will test the lake in both December and June.

Gates and Security:

Larry Berdoll – gate was broken several weeks ago and a service call was ordered and completed.

Robert Uhrie stated that he received an informal quote was received from Stanley Corporation for approximately \$13,000 for all four gates which was considerably less than prior estimates; this will be pursued for further details.

Gate that was hit by car was working intermittently should have been under warranty for malfunction prior to being hit; Mark Halmo will look into whether or not a service call was ever done prior to the car hitting the gate (June 6).

Special projects:

General discussion regarding future projects anticipated due to ever increasing maintenance expenditures for things such as gates and access control. Things such as additional street lights may need to be postponed so as to not burden our budget while we have higher priority issues such as security.

Issues being considered and evaluated for priority are access control, gate repairs, street lights, landscape maintenance, guardhouse improvements, etc.

General discussion about various options available for access control and how to handle different situations such as visitors.

Guardhouse:

Discussed under 'special projects'.

Holiday decorations:

Thanks to Larry Berdoll for installing the flags on July 4<sup>th</sup>.

Turn-around at guardhouse:

Determined to be too costly and unknown if required to have Sheriff's department to utilize guardhouse.

Social committee:

No report

Bylaws:

Bobbie Malkin stated she was working on by herself; Chuck Mucciolo volunteered to assist.

When we revise the declarations it will require legal counsel. We can modify the bylaws with no real issues however declarations will be costly and require majority vote of community.

COBWRA:

Eric Malkin reported. Next meeting in August at Valencia Pointe @9:30 am regarding the primary elections.

Valencia Pointe has just installed transponder entry system if you wish to see it. It would be good if more people from our community attended the next meeting. COBWRA information is available through a link on our website.

Due to high traffic standards imposed we will not be able to get a traffic light at the community entry.

Old business:

None

New business:

Mark Halmo suggested changing name of Violations Committee to something less negative. A name change will cost the community \$800 in legal fees. General discussion regarding negative connotation and purpose of committee.

Larry Berdoll made a motion to adjourn, seconded by Mark Halmo, all in favor, approved unanimously. Meeting adjourned at approximately 11:25am.

Next meeting date: August 24, 6-8pm at the Library

End of tape

Transcribed by Chuck Mucciolo, Secretary