

BOCA FONTANA HOMEOWNERS' ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

FEBRUARY 22, 2024

MINUTES

I. CALL TO ORDER

The President of the Board called the meeting to order at 7:00 pm.

II. ROLL CALL

PRESENT FROM THE BOARD

Jair Reategui, President

Terence Mendonca, Vice President

Lewis Berkowitz, Treasurer

Melody Maxwell, Secretary

SUPERIOR ASSOCIATION MANAGEMENT

Michelle Carrion, LCAM

ABSENT FROM THE BOARD

Tim Coughlin, Director

III. APPROVAL OF MINUTES

Motion by Lewis, seconded by Terence, to approve the minutes of the regular meeting of the Board on November 14, 2024. Motion carried with unanimous approval by the Board of Directors.

IV. FINANCIAL REPORT

Lewis reported as follows:

A. Total assets as of \$ 461,967.17

B. Operating: \$ 116, 867.22

C. Reserves: \$283,075.85

D. Delinquencies: \$ 11,128.82

V. MANAGERS REPORT

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Management has completed several neighborhood inspections, processed architectural applications, managed homeowner accounts and communication, and kept in close contact with the association's vendors. Orientations with new residents have been ongoing.

One

We have been informed by Hitching Post that the permit has been approved by the county and the permit was forwarded to management and the Board. The Hitching Post will oversee posting the permit. The estimate to add the playground to the General Liability Policy will be an additional premium of \$350. We are waiting on the estimate to add to the Property Insurance Policy. Once we receive an approximate start date management will reach out to the fencing contractor.

3G has begun working in the community, a final drive-through was completed before starting.

Landscape estimates were obtained and the landscape drive-through with the contractor was completed.

A meeting with Gerstin and Associates was arranged.

Minor electrical repairs have been completed. An estimate to run clean up the panel and wire repair in the estimate.

Management met with roofing contractors and pressure cleaning companies to get estimates on new roofs for the clubhouse as well as annual pressure cleaning estimates.

Social Committee hosted its first garage sale.

The architectural committee chose new paint schemes.

Management has been in communication with GL Homes Design team regarding the Monument Island renovation.

VI. OLD BUSINESS

a. Bathroom Renovation

Motion by Terence, seconded by Melody, to approve the estimate from Deco to skim, sand, paint the bathrooms and ceilings in the west bathrooms. Motion carried with unanimous approval by the Board of Directors.

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VII. NEW BUSINESS

a. Pressure Cleaning

Motion by Melody, seconded by Lewis, to approve the estimate from Dan Ryan to perform the annual pressure cleaning for \$ 5,395. Motion carried with unanimous approval by the Board of Directors.

b. West Bathroom Panel Improvement

Motion by Lewis, seconded by Terence, to approve the estimate from Lewdi Electric to make the repairs on the west bathroom panel for \$ 1,243. Motion carried with unanimous approval by the Board of Directors.

c. Legal Agreement

Motion by Lewis, seconded by Terence, to approve to rescind the motion made in the last meeting to sign an agreement with Sarrell, Sarrell, and Bender to serve as the association's attorney. The motion carried with unanimous approval by the Board of Directors.

Motion by Lewis, seconded by Terence, to approve the proposed agreement from Gerstin and Associates to serve as the association's attorney. The motion carried with unanimous approval by the Board of Directors.

d. Social Committee Budget

Motion by Terence, seconded by Melody, to approve \$2,000 from General Expense to be assigned to the Social Committee. The motion carried with unanimous approval by the Board of Directors.

e. Monument Island Committee

Motion by Terence, seconded by Jair, to assign the nominated Lee Porter, Thomas McGovern, Lorraine Cross, Nalleli Glaser, Melody Maxwell, and Lewis Berkowitz to the newly formed Monument Island Renovation Committee. The motion carried with unanimous approval by the Board of Directors.

f. Roof Replacement

Motion by Jair, seconded by Terence, to table the estimates from AJF Roofing and Aastro Roofing for roof replacement until a third estimate is provided. The motion carried with unanimous approval by the Board of Directors.

g. Landscape Estimates

Motion by Terence, seconded by Lewis to approve the following estimates from Podder's Landscaping: tree trimming in the pool areas, the hedge replacements around the utility boxes, and replacing the dying hedges at the west clubhouse with cocoplums. The motion carried with unanimous approval by the Board of Directors.

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Motion by Terence, seconded by Lewis to table the estimate to replace the hedges on La Fontana until an irrigation location map is obtained. The motion carried with unanimous approval by the Board of Directors.

The board meeting adjourned at 7:55 pm.