

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

February 29, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:04 p.m.

Quorum

A quorum was attained with all five Association Board Members present; Brian Doppelt, Jason Feldman, Jon Schmidt, Mark Schneider, and Nicole Zoitaz.

Proof of Notice

Posted in accordance with Association Documents and FL State Statute.

Previous Meeting Minutes

Motion made by Nicole Zoitaz to approve the meeting minutes dated January 9, 2024, Brian Doppelt seconds the motion. All approved.

General Business

For the purposes of discussing the following:

1. Unfinished business

Jon Schmidt indicated that there was no unfinished business.

2. New business:

- a. Consideration of Vote to Approve and Adopt a New Ethics Policy for Board Members
 - i. At the request of one of our Board Members, we will vote to defer the Ethics Policy.

Motion was made by Brian to defer the discussion on the Ethics Policy For Board Members. Mark seconded the motion.

Vote: Unanimous - All In Favor.

b. Consideration of vote to approve New Agreement(s).

- i. Aloha Pools \$5,300: Replace Shamrock: Cost Comparison: \$4,570 monthly increase \$730; Term: 60 day notice required.
- ii. Aqua-Clear Pool \$1,525: Replace Spa Filter Pump Motor
- iii. Equal Rooter \$6,695: Second Incident Plumbing Repairs to South Pyramid Water Feature
- iv. Equal Rooter \$845: Plumbing: Enclave Fountain Locate Leak
- v. Equal Rooter \$3,342.35: Plumbing: Enclave Fountain Replace 15 ft of PVC pipe with new Pressurized Pipe

- vi. Equal Rooter \$911.55: Plumbing: Locate Leaks in Fountain Areas.
- vii. Handle Refrigeration \$2,340.00 Quarterly: HVAC Annual Agreement; Replacing Southeast Mechanical: \$2521.50 Qtr. Decrease (\$181.50)
- viii. J.D.L Electric \$3,317: Repair of Lights Cabernet Dr. Shared Costs
- ix. J.D.L. Electrical \$5,250: Install LED Surge Arrestor Sauvignon Pkwy,
- x. J.D.L Electric \$14,772.80: Install (14) LED Optic Plate Replacement: Sales Tax.
- xi. Lucy's \$2500: Deep Cleaning Outside Pool Cabana & Furniture.
- xii. Magic Bubbles \$5,435: March Service 50% Deposit: Balance \$5435.00
- xiii. Mega Garage Doors \$980: Chain Link Fence & Three Gates: Repair
- xiv. Sunflower \$652: Planters Odorata & Pothos Plants, Cambridge Bridge Entrance, Brookside Bridge Entrance
- xv. Sunflower \$5,544: Tennis Center Plant Replacement
- xvi. Sunflower \$23,962.25: Perennial Peanut Sauvignon Pkwy & Cul-de-Sacs
- xvii. Sunflower \$350: Signage Water Feature Utilities
- xviii. Sunflower \$675: Replace Foxtail Street Tree (Macchiato)
- xix. Swamp Addict Outdoor \$5,000: Iguana Control, 20 visits -2 hours per visit. Approval Contingent on Obtaining a Competitive Bid confirming a fair price.
- xx. TWC Services \$1,747.05: Ice Machine Repairs at Tennis Court. Strong recommendation from Tennis Coach who managed several restaurants and used TWC on a monthly contract.

Motion was made by Brian to approve New Agreements.

Nicole seconded the motion.

Vote: Unanimous - All In Favor.

c. Consideration of Vote to approve the Renewal Agreements:

- a) Shaker & Salt, LLC: Operator's Fee \$604,800
 - a. Cut-5 Operation: Exercise of 2 Year Extension expiring April 30, 2026.

Motion was made by Brian to approve the Renewal Agreements.

Nicole seconded the motion.

Vote: 3 out of 5, board members in favor, Mark, Jon and Nicole

2 out of 5 opposed, Brian and Jason

*Jason Feldman shared he would vote in favor of the motion if the Agreement provided for a quarterly review of the financial statements rather than twice a year and the terms reflect a 45 day notice of termination which is in the existing Agreement.

d. Consideration to Vote to Approve a New Traffic Violation Rule.

- a. Issues of traffic violations in Boca Bridges are principally related to speeding and running stop signs.
- b. An HOA treats a traffic violation as any other Covenant violation which means the offender is not being accused of violating state or city laws but of violating the Governing Documents of the Association.
- c. The Association is still studying speed camera options.
- d. To begin the process of enforcement the Board is voting to approve adoption of this new traffic violation rule which will permit fines to be imposed for violations.
- e. The Board will also be approving the purchase of speed signs of Sauvignon Pkwy. The designated speed limit by the county is 30 MPH.

Motion was made by Brian to approve new a New Traffic Violation Rule.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

3. Reports of officers and committees: Vice President, Brian Doppelt, discusses updates from the Landscape & Aesthetic Committee
 - a. Submission for intent to join Landscaping and Aesthetics Committee will go out to the community in upcoming days
4. GRS Violations Report:
 - Jenn had nothing to report at this meeting.
5. Open Forum:
 - Questions were submitted by email to Jennifer Cox, property manager. They were shared with the community at the meeting and answered. Attendees were also given the opportunity to ask questions and voice their concerns.

Adjournment

By proper motion and support, the meeting was adjourned at 9:33 p.m.

Respectfully Submitted,

Nicole Zoitaz

Secretary, Boca Bridges Homeowners Association, Inc.