

**BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.**

**Minutes of the Board Meeting**

**March 27, 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 Zoitass.

**Proof of Notice**

Posted in accordance with Association Documents and FL State Statute.

**Previous Meeting Minutes**

Motion made by Nicole Zoitass to approve the meeting minutes dated February 29, 2024, Jon Schmidt seconds the motion.

Vote: 4 in favor, Jon, Mark, Brian, and Nicole  
1 against, Jason

**General Business**

For the purposes of discussing the following:

1. Unfinished business

Jon Schmidt indicated that there was no unfinished business.

2. Reports of Officers and Committees

a. Treasurer

- i. Nothing new to report, waiting for audit report. Will be available for members when complete.

b. Vice President

- i. Landscape and Aesthetics Committee met last night, received interest from one new applicant to join the committee.

c. President

i. Cut-5 News

- 1. Sushi now available daily, 5-close
- 2. Better alcohol pricing, new price list coming out.

3. New business:

- a. Consideration of vote to approve New Agreement(s).

- i. Budget Signs: 4 Speed Limit Signs \$ 8,089.20
- ii. Cintas Corp: Replace 4 Defibrillators with Service Contract \$500 per month.
- iii. Elite Tint Protection Plus: Frosting on Lounge Windows, \$2,311.20
  - a. Notion made by Jon to postpone indefinitely, seconded by Nicole.
- iv. Handler Refrigeration: Preventative Maintenance
  - a. Commercial Ice Machine Cleaning: Quarterly \$4,080
  - b. Commercial Refrigeration Quarterly: \$6,560
- v. JDL Electric- Lighting Installation & Repairs, \$3,183.25
  - a. Clubhouse Men's Restroom
  - b. Guard House Ceiling LED Retrofit
- vi. Lion's Dame LLC, estimated amount \$2,600 (including installation)
  - a. Replacement of Outside TV at Tennis Center
- vii. Magic Bubbles, March, and June cleaning, \$10,870
  - a. Correction of proposal price approved on Feb 29, 2024. Prior approval was the deposit amount of \$5,435.00.
- viii. Mega Garage Doors \$1,455: Chain Link Fence & Three Gates: Repair
  - a. Correction of Proposal Price approved on February 29, 2024, to include labor.
- ix. Signarama: 2 Solar Powered LED Yield Signs, \$2,910.36
- x. Summer Fire Sprinklers, Fire Protection System Inspection, \$520 annually
- xi. Sunflower \$3,808: Metal edging & rock removal
- xii. Sunflower \$940: Sun Patians at Lakewood & Brookside
- xiii. Sunflower \$4,477.60: Remove Asian Jasmine by Signage
  - a. Motion made by Brian to postpone indefinitely, seconded by Nicole.
- xiv. Sunflower \$61,812: Spring Common Area-Pool-Palm & Tree Pruning
- xv. Sunflower, \$11,840: Spring Clubhouse Pool Area Palm & Tree Pruning
- xvi. Sunflower, \$9,305: Spring 441 Shared Entrance Palm & Tree Pruning
- xvii. Sunflower, \$11,187.25: Plant Installation, 441 Shared Entrance
- xviii. Sunflower, \$280: Install Metal Edging at Lyon's Road Entrance
  - a. Notion made by Brian to postpone indefinitely, seconded by Nicole.
- xix. Sunflower, \$16,125: Blue Sky Vine, Installation, Front Entrance North & South Like Walls
- xx. Stellar Communications, \$1,912 Annually: Preventive Maintenance Emergency Responder Radio Communications (Bi-Directional Amplification Systems; BDA)

Motion was made by Brian to Approve New Agreements & Postponements.

Nicole seconded the motion.

Vote: Unanimous - All In Favor.

#### 4. GRS Violations Report:

- a. Three violations
  - i. Two Levy Notices and One Sanction
  - ii. Two reprimand letters (Three Owners)

Motion was made by Brian to Approve the Sanction Notice

Nicole seconded the motion.

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

2 out of 5 abstain from voting, Jon, and Jason

\*Jon and Jason abstained from voting due to the possibility of a perceived conflict of Interest

The two Levy Notices and Reprimand Letters do not require Board Approval.

### Adjournment

By proper motion and support, the meeting was adjourned at 6:52 p.m.

*Respectfully Submitted,*

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.