

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

April 30, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:03 p.m.

Quorum

A quorum was attained with all four Association Board Members present; Brian Doppelt, 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 March 27, 2024, Mark seconds the motion.

Vote: Unanimous - All In Favor.

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. Still waiting for audit report. Will be available for members when complete, a post card will be sent out notifying residents that it is ready to be requested.

b. Vice President

- i. Thank you to the new volunteers of the Landscape and Aesthetics Committee.

3. New business:

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

i. Hafer LLC

- a. Engagement letter to prepare the Boca Bridges Financial Statement Audits for the years ended 12/31/2024 and 12/31/2025, \$9,050 per year
- b. Form 1120-H, \$375.00
- c. Form 1120, \$800.00

ii. Handler Refrigeration

- a. Modify Refrigeration Line Set Support, \$596.52
 - b. Install Suction Transducer, \$894.40
 - c. Add Refrigeration to System, \$396.27
 - d. Replace Cracked Sight Glass & Re-Pipe Crossed Refrigeration Line Sets, \$1,872.30
- iii. Reliable Locksmith
 - a. Clubhouse Front Door Exit Device Latch Retraction Replacement, \$1,329.78
- iv. Tropical Awnings
 - a. Construct and Install Awning Over Storage Area for Tennis Golf Cart, \$4,600
 - b. Deep Cleaning of 15 Cabanas, \$3,375.00

Motion was made by Brian to approve new agreements.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

4. Consideration of Vote to approve the Renewal Agreements:
 - a. JB Event Consulting, LLC
 - i. One Year Extension Option, Effective 5/1/2024, \$62,500

Motion was made by Brian to approve the Renewal Agreements.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

5. Consideration for Ratification of Engagement of GRS Maintenance Man:
 - a. New maintenance supervisor, Sam, officially started with Boca Bridges on Wednesday, April 17, 2024
 - b. Sam brings with him over 15 years of extensive maintenance experience, particularly in Homeowners Associations (HOAs) and various community buildings

Motion was made by Brian to approve new agreement

Mark seconded the motion.

Vote: Unanimous - All In Favor.

6. Consideration for Ratification of Approval of Morgan Stanley (MS) Investments:
 - a. Cert. of Deposit, Everbank CD
 - i. \$33,000 at 5.250%, matures 10/29/2024
 - b. Cert. of Deposit, Morgan Stanley (New York) CD
 - i. \$250,000 at 5.40%, matures 1/27/2025
 - c. Cert. of Deposit, Morgan Stanley (Salt Lake) CD
 - i. \$250,000 at 5.40%, matures 1/27/2025

Motion was made by Brian to approve new Investments.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

7. Consideration of Vote to Approve Annual Tax Election under IRS Revenue Ruling 70-604:
 - a. This Tax Election provides the Association with the option to file either Form 1120, U.S. Corporation Income Tax Return or Form 1120H, U.S. Income Tax Return for Homeowners Associations, whichever is most cost-effective to the Association

Motion was made by Brian to approve Annual Tax Election Rev, Rul. 70-604.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

8. Notice of Resignation of Jason Feldman
 - a. Effective April 20, 2024

9. GRS Violations Report

- a. Vote to Suspend the Rights of the Owners and their Occupants as reported by GRS to Use Association Property in Accordance with the Association's Policy and a Notice Letter Being Mailed

Motion was made by Brian to approve the Suspension of Rights as Reported by GRS.
Nicole seconded the motion.

Vote: Unanimous - All In Favor.

Adjournment

By proper motion and support, the meeting was adjourned at 7:02 p.m.

Respectfully Submitted,

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.