

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

June 19, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:02 p.m.

Quorum

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

Proof of Notice

Posted in accordance with Association Documents and FL State Statute.

Previous Meeting Minutes

Motion made by Brian Doppelt to approve the meeting minutes dated May 30, 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. The May 31, 2024 Financial Statement were just released.
- ii. The financial statements for May reflect a loss (unfavorable variance) of (\$50,500).
- iii. The financial statements for May recorded two months of recurring fees for two items which total \$61,000. This will reverse in June.
- iv. Adjusting for the two months of recurring expenses the financial statements reflect a positive variance for the five months of \$307,000.
- v. We anticipate that that June will be a negative variance because of seasonal landscaping expenses.
- vi. After five months we are encouraged that we remain on plan for the year.
- vii. There are always variables such as storms that can have a significant impact on the financial results.

b. Vice President

- i. Landscaping and aesthetics committee is meeting next week.
- ii. We have had some rain which has improved the landscaping.

iii. The bid on the landscape and irrigation is currently in process and being reviewed.

3. New business:

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

- i. Bryntesen Engineering
 - a. Engineering Services Inspection of Pyramid, Including, structural components, plumbing components, area where plumbing blowout occurred, \$4,490.00
- ii. Cascade Fountains
 - a. Replace 7.5 hp 230 v Motor and Pump End, \$6,189.00
- iii. FDC
 - a. Install Dura-Air Windscreen East Side Court #3, \$750.00
- iv. JDL Electric
 - a. Install Splash Pad Drive Control, \$1466.65
 - b. Install 120/240v Outdoor Digital Timer and Battery Back-up. Operates Street Lights on Sauvignon Pkwy from Ristretto towards 441, \$668.00
 - c. Install 3 150-watt LED Surge Arrestor and 3.75-watt LED Optic Plate Replacements, \$4,012.50
- v. Randy's Holiday Lighting
 - a. Holiday Lighting, \$19,676.23
- vi. Ryan Lauer
 - a. Install Drainage Trench, \$700.00 *approved this portion of the invoice at the board meeting 5.30.24
 - b. Rock clean and replace, \$300.00
- vii. Sunflower
 - a. Storm and Wind Damage Clean Up, \$1,525.00
 - b. Front Entrance Turn Around Plant Installation, \$3,142.00
 - c. 2024 Summer Flower Installation, \$11,512.73
 - d. Red Ixoras Surrounding Royal Palms Brulee Breeze, \$1,704.00
 - e. Front Entrance Water Feature, Zoysia Install, \$4,290.00
 - i. Alternatively Install Rock in Place of Zoysia at the Front Entrance Waterfalls: \$19,612.00 *tabled this item, moving forward with Zoysia
- viii. Fitness Headquarters: Xcel Fitness Products
 - a. Leg Press, Barbells & Curl Bars with Rack; Vertical Knee Up; FTS Cable Glide; TRS Single Suspension Bay; Yoga Mats, \$22,348.79
 - b. Slamballs; Plyo Boxes, Exercise Pads; Direct Purchase through Amazon, \$835.05
 - c. Estimated Material Cost of Refitting Door, \$500.00

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. JDL Electric
 - i. 2024-2025 Kohler Diesel Generator Service Contract \$2,225.00

Motion was made by Brian to approve renewal agreements.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

5. Consideration of vote to approve Board Resolution authorizing Sachs Sax Caplan to File 558 Construction Defect claims prior to July 1, 2024:

- a. On April 13, 2023, Florida Senate Bill 360 modified the time limit property owners have to file suit against construction professionals and contractors for construction defects under Florida Statute Section 95.11(3)(c) Statute of LIMITATIONS and statute of REPOSE.
- b. Actions or claims that would not have been barred by the prior version of the statute were granted a grace period, with the Association having until July 1, 2024, to commence their claims.
- c. The Board of Directors, in their business judgment believe that the adoption of this Resolution authorizing the Association to file a formal 558 construction defect claim enforcing the Association's rights and remedies is in the best interests of the Association and all residents within the Association.
- d. The Board Resolution needs to be ratified under Florida Statute 720.303 by vote of a majority of the voting interest at a meeting of the membership at which a quorum has been attained either in person or by proxy.
- e. You should be aware that this is a legal filing that is public information.
- f. We expect that the news media will publish this document.
- g. The Board is scheduling a membership meeting in July to obtain these votes. At Boca Bridges a quorum for this meeting is 152 members.
- h. Notice and Proxies will be sent to all members.
- i. Your vote is important.
 - i. Voting on the On-line Voting Platform will make this process less costly and much more efficient.
 - ii. The sign up rate has been poor with only 98 Owners registered.
 - iii. It takes less than 10 minutes to register.
- j. Sign up now and help your Association protect your rights. If you need assistance please contact Jennifer Cox, jcox@grsmgt.com, or Laura Uribe, luribe@grsmgt.com

Motion was made by Brian to approve Board Resolution authorizing Sachs Sax Caplan to File 558 Construction Defect claims.

Mark seconded the motion.

Vote: Unanimous - All In Favor.

6. GRS Violations Report

No violations to report.

Adjournment

By proper motion and support, the meeting was adjourned at 6:25 p.m.

Respectfully Submitted,

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.