

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

Tuesday, December 3, 2024

Call to Order

The meeting was called to order by Jon Schmidt at 6:05 p.m.

Quorum

A quorum was attained with four Association Board Members present; Scott Samuels, Jon Schmidt, Mark Schneider and Nicole Zoitaz. Brian Doppelt was not in attendance.

Proof of Notice

Posted in accordance with Association Documents and FL State Statute.

Previous Meeting Minutes

Nicole calls for a vote to approve and waive the reading of the board minutes of November 14, 2024 as distributed to the Board.

Vote: Unanimous - All in favor

Reports of Officers and Committees

Landscape and Aesthetics Committee Report by Scott Samuels

- Making good progress
- Committee meeting in the upcoming weeks, will have updates to report at the next meeting

General Business

For the purposes of discussing the following:

1. Unfinished business
None.
2. New business:
 - a. Consideration of Vote to Approve New Agreements.
 - i. 10-S Tennis Supplies
 - a. 4 Pickleball Nets & 7 Tennis Nets - \$2,429.95
 - b. 2 Treadblaster Shoe Cleaners - \$1,318.64
 - ii. Bryntesen Engineering
 - a. Leak Detection & Preparation of Documents for Destructive Testing of S. Pyramid
-\$12,190
 - i. Our attorneys will be filing for reimbursement from GL Homes as part of 558 Claim

- iii. CPM
 - a. Fall Annuals - \$18,000
 - b. Fill In Empty Area at Rosewood Entrance -\$1,897.00
 - c. Remove Dirt In Front of South Pyramid - \$787.50
 - d. Remove All 56 Italian Cypress Above Waterfalls - \$2800.00
 - i. Our attorneys will be filing for reimbursement from GL Homes as part of 558 Claim
- iv. EPIC Forensics & Engineering, Inc.
 - a. Preparation & Onsite Visit for GL Homes Inspections-\$3,878.43
- v. Heritage Service Group
 - a. Repair CharGrill - \$1,191.50
- vi. JDL Electrical & Generator Svc. LLC
 - a. Tennis Court Lighting: 7 New LED Drivers - \$4,907.82
 - b. Lumens - 3 Fans For Pro Shop - \$2,619.38
- vii. MMS Supplies LLC
 - a. Dinner Menu Cover Replacements, Bar Glassware, Acrylic Glassware, Cut 5 Printer - \$2,830.82
 - b. Repair to Pasta Cooker Drain & Replacement Glassware - \$1,172.89
- viii. Ryan Lauer LLC
 - a. Pre-Hurricane Preparation - \$2,310.00
 - b. Post - Hurricane Preparation - \$2412.00
 - c. Tennis Court Maintenance Additional Day (Sunday/Seasonal) - \$800.00 Monthly
- ix. Sullivan Electric & Pump, Inc.
 - a. Repair to Lyons Guard Gate Fountain Pump & Motor - \$4,878.10

Motion was made by Scott to Vote to Approve New Agreements.

Nicole seconded the motion

Vote: Unanimous - All in favor

3. GRS Violations Report

- i. Consideration of Vote to Approve the Suspension of the Rights of an Owner
 - a. The Board of Directors may suspend the rights of the Owner(s) and their Occupants to use the Association Property, including but not limited to the Recreation Tract (e.g., Clubhouse, Swimming Pool Area, Outdoor Courts and Open Play Area, and Tennis and Pickleball Courts and Facilities) when such Owner is delinquent in payment of assessments. Suspension of rights includes restricting access to use of visitor or guest lanes of Boca Bridges.
 - b. The suspension of use rights is effective when Assessments are more than 90 days past the due date.

Motion was made by Scott to Vote to Approve New Agreements.

Nicole seconded the motion

Vote: Unanimous - All in favor

Adjournment

By proper motion and support, the meeting was adjourned at 6:13 p.m.

Respectfully Submitted,

Nicole Zoitaz

Secretary, Boca Bridges Homeowners Association, Inc.