

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

Minutes of the Board Meeting

Thursday, January 16, 2025

Call to Order

The meeting was called to order by Jon Schmidt at 6:06 p.m.

Quorum

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

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 December 3, 2024 as distributed to the Board.

Vote: Unanimous - All in favor

Reports of Officers and Committees

- None

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. CPM
 - a. Zoysia Grass Treatment - Main Entrance Sauvignon Parkway to Entrance of Rosewood. - \$1425.00
 - i. Corrected total, agenda shared showed \$1,500.00
 - b. Perennial Peanut Replacement Main Entrance from guard gates to east corners of Waldorf and Rosewood. \$22,925
 - i. Tabled until further notice
 - ii. Duct Doctor USA of Palm Beach Country
 - a. HVAC Duct, Vents & Air Handler Cleaning - \$1,240.00
 - iii. Farmer & Irwin Corporation (Plumbing)
 - a. Repair to Defective Hot Water Heater Mixing Valve - \$3,330
 - b. Clubhouse Boilers (2) Annual Service Agreement - \$1,700 Annually

- iv. International Electrical Motor & Pump
 - a. Repairs to North Fountain Pumps - \$9,736.29
- v. JDL Electrical & Generator Svc. LLC
 - a. Light Repairs Throughout Community (per walk-through) - \$3,086.12
 - b. Lyons Rd Street Light Repair - \$4,767.97
 - c. Landscape Light Replacement – (1) Enclave & (5) Lakewood – \$2,089.71
- vi. Lucy's Cleaning Service
 - a. Disassembly and Deep Cleaning of the playground. \$840.00
- vii. Cleaning of Stains on Pond Walls North & South Side Lake Lyon's Road
 - a. Received two estimates
 - i. Magic Bubbles -\$3995.00
 - ii. Martin & Sons - \$3987.58
- viii. Prox Management LLC –
 - a. Fix damaged walls as needed and reinforce both “hoop” sides with finished plywood and paint - \$13,132.30
- ix. Traffic Logix
 - a. (2) 12” Digit Display Speed Signs - \$6,995.66
- x. Tropical Awning
 - a. Construct and install fabric replacements for existing framework at tennis - Total 5 - \$2,200.00 each. Total \$11,000.00.
 - i. amended from \$11,500 as seen on the agenda
 - b. Prep and repaint existing framework - \$700 each Total \$3,500.00.
 - c. Grand Total \$14,500.00
 - i. amended total, as shown on the updated invoice, from the \$15,000.00 posted to the agenda

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

Scott seconded the motion

Vote: Unanimous - All in favor

- b. Consideration of Vote to Approve Appointing Plastridge Insurance Agency as Broker of Record rescinding all previous appointments and authorizing them to negotiate with any insurance company as respects to changes in coverage for the Association.
 - i. Plastridge is an independent insurance agency. The company's Condominium and HOA Association Division specializes in providing risk management and insurance programs for over 1000 community associations throughout Florida. Plastridge assists clients in mitigating risk by analysis, design, marketing, and placement of casualty and alternative risk financing programs specific to Homeowners Associations and their Board of Directors.

Motion was made by Scott to Vote to Approve Appointing Plastridge Insurance Agency as Broker of Record rescinding all previous appointments and authorizing them to negotiate with any insurance company as respects to changes in coverage for the Association.

Nicole seconded the motion

Vote: Unanimous - All in favor

- c. Consideration of Vote to Approve Increase in Working Capital Contribution, Article VII, Section 10
 - i. Increase from \$3,600.00 to \$3,800.00
 - a. The Board has the authority to increase the Working Capital Contribution not to exceed 25% of the highest total of the Assessments.
 - b. Funds from working capital contributions are income to the Association and can be used by the Board of Directors for any purpose, including

funding working capital, satisfying short term cash flow needs, and effectuating major repairs or the replacement of existing capital assets.

Motion was made by Scott to Vote to Approve Increase in Working Capital Contribution, Article VII, Section 10

Nicole seconded the motion

Vote: Unanimous - All in favor

- d. Consideration to Vote and Approve the Appointment of Barbara Hoey to the ACC Review Committee
 - i. Barbara has previously served on the Sanctions Review Committee.
 - ii. Barbara is a partner at the law firm of Kelley Drye & Warren LLP and chair of the Labor and Employment practice group.
 - iii. We appreciate her volunteering her time to serve as a member on this committee.

Motion was made by Brian to Vote and Approve the Appointment of Barbara Hoey to the ACC Review Committee

Nicole seconded the motion

Vote: Unanimous - All in favor

- e. Renewal Agreements
 - i. None
- 3. GRS Violations Report
 - i. None

Adjournment

By proper motion and support, the meeting was adjourned at 6:54 p.m.

Respectfully Submitted,

Nicole Zoitas

Secretary, Boca Bridges Homeowners Association, Inc.