

# **BOCA BRIDGES HOMEOWNERS' ASSOCIATION, INC.**

## **Minutes of the Board Meeting Thursday, April 24, 2025**

### **Call to Order**

The meeting was called to order by Jon Schmidt at 6:01 p.m.

### **Quorum**

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

### **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 February 20, 2025 as distributed to the Board.

Vote: Unanimous - All in favor

### **Reports of Officers and Committees**

- a. Vice President
  - i. Nothing to report
- b. Treasurer Report
  - i. A post card notice will be sent by GRS in the next few days that the 2025 Audit report is available by request.
  - ii. After adjustments for year end expense accruals, the 2024 year ended with a deficiency of revenues over expenses of \$32,631.
  - iii. Cumulative Member equity at 12/31/2024 is \$345,696. (Cumulative "Retained Earnings" \$171,049 + Capital Contribution from Home Buyer Fees (\$3,600) of \$174,600.
  - iv. Thru March 31, 2025 the Association has a Operating Surplus (Net Income) of \$111,590.34. We expect that that will be reduced significantly with the Tree Trimming expenses being recorded in April and May.
  - v. There are too many variables outside our control to forecast this early in the year a variance to budget for the end of the year.

### **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. Access Masters
      - a. Installation of Lyons Road interlock between visitor and resident gates,

- \$4298.00
- ii. American Pool Services
    - a. Equipment Replacements and Repairs Including Flow Sensor, Filter Cartridge and Pressure Gauge, \$2460.99
    - b. DE Grid Replacement, Debris Removal, Safety Equipment, and Initial inspection, \$4115.10
  - iii. Clover Carpet & Tile Cleaning
    - a. Lounge area full service, \$1087.50
  - iv. CPM Landscaping
    - a. Front Entrance Guardhouse Fountain Refresh, \$12,303.50
    - b. Removal of Skyvine Along the North & South End Retailing Walls, \$1,470.00
    - c. Clubhouse Pool Deck Enhancement, \$11,993.00
    - d. Coconut Palm Pruning, \$6200.00
    - e. Fishtail Palm Pruning, \$9200.00
    - f. Seasonal Change of Annuals in Common Area, \$15,045.00
    - g. Annuals & Additional Flowers at Front Entrance, \$2882.00
    - h. Vehicle Damage at Mailboxes, \$2,675.00
    - i. Install New Medjool Date Palm in Center Island Near Entrance of Windsor, \$3,600.00
  - v. Farmer & Irwin
    - a. Repair of shoe washer at Pro Shop- \$1,816.00
  - vi. JDL Electrical & Generator Svc. LLC
    - a. Supply and Install 3 – 13 watt 5000k Sealed LED Bullet Landscaping Light at Lakewood- \$1044.86
  - vii. Ryan Laurer LLC
    - a. Replacement of 14 Single Line, Double Line, and Baselines on Tennis Courts 1,2,5, and 6. \$3,150.00
  - viii. Seersucker LLC
    - a. Agreement grants Seersucker LLC the right to ingress and egress from the guest gates, for going to and from an Owner's property to film inside residence. Owner to reimburse Association for legal costs of \$980.
  - ix. Whaley Foodservice
    - a. Repair VULCAN bottom oven- \$1,009.38

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

Nicole seconded the motion

Vote: Unanimous - All in favor

- b. Consideration of Vote to Approve Renewal Agreements:
  - i. Plastridge Insurance Agency, Renewals 4/10/2025 – 4/10/2026
    - a. Philadelphia Insurance Co., Director & Officers, \$6,484.86
    - b. Greenwich Insurance, Excess Liability, \$14,502.14
    - c. Indian Harbor Insurance, Environmental Liability, \$1,134.00
    - d. Am Trust Insurance, Workers Compensation, \$503.00

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

Nicole seconded the motion

Vote: Unanimous - All in favor

- c. Consideration to Vote to Approve and Ratify Morgan Stanley CD Investment.
  - i. Bank of America
    - a. \$100,000 at a rate of 4%, matures 1/23/2026

Motion was made by Scott to Vote to Approve and Ratify Morgan Stanley CD Investment.

Nicole seconded the motion

Vote: Unanimous - All in favor

- d. Consideration of Vote to Approve and Ratify engagement letters for the “Government Law Group” and “Redtail Design Group.” Fees \$9,000.
  - i. Seven communities along Lyon’s Road have formed a coalition to oppose the proposed construction of a 24,000 square-foot Tax Collector/Motor Vehicle facility and test-driving range on Lyons Road, between Atlantic Avenue and Clint Moore Road.
  - ii. The Associations’ have engaged a law firm and planning firm to provide strategic land use and zoning advice and legal counsel, in opposition to the proposed construction of a Tax Collector/Motor Vehicle facility on Lyons.
  - iii. The fee is \$9,000 which provides the Coalition with representation before the Zoning Commission and the Board of County Commissions’ Meeting.
  - iv. The Tax Collector has withdrawn her application for a Zoning Variance which was scheduled for the May 1, 2025 meeting.
  - v. The Tax Collector has other options to build the building or swap the land for another location. We are not aware of Ms. Gannon’s next steps.

Motion was made by Scott to Vote to Approve and Ratify engagement letters for the “Government Law Group” and “Redtail Design Group.”

Nicole seconded the motion

Vote: Unanimous - All in favor

- e. GRS Violations Report
  - i. None.
- f. Open Forum
  - i. Questions are limited to non-agenda items.
  - ii. Questions regarding a Members Lot should be directed to Jenn privately in her office or by email.
  - iii. A member may speak for no more than three minutes.
  - iv. To give everyone a chance to be heard please be brief.
  - v. Board members will try to respond to questions but are not obligated to do so.
  - vi. The session will be limited to 30 minutes.
    - a. *There are four pickleball courts, 10 people waiting at a time. Two tennis courts- can we convert them to 4 pickleball courts? I invite the board to research the cost and options for creating additional pickleball courts*
      - 1. *We will research and look into it. Met with racquet committee this afternoon, we will discuss options.*
      - 2. *Article II, Section 4 of the Declaration provides that the costs associated with improving the Association Property must be the subject of a Special Assessment, The Member voting requirement for Special Assessments related to Capital Improvements (installation of additional pickleball costs): is at least two-thirds (2/3) of all Members represented in person or by proxy at a noticed meeting.*
    - b. *Having concerns about the irrigation, knowing at the minimum the sprinklers shoot pond water out, why would the schedule ever have the sprinklers going off during the day? I can’t imagine there is any reason that we can’t have all schedules going off between 12am-6am given that’s the best time to water the grass anyway?*

1. *The reason why the community is scheduled the way it is, is because it is sectioned in zones and we can't run them all at the same time. So many do run through the night, while others have to run during the day. We are working on optimizing the schedule.*
- c. *On top of that we really need to be made clear of what chemicals are being sprayed in this community and what healthier options we have from a pesticide/fertilizer standpoint. I had a conversation with a rep from CPM months ago and he said the chemicals that they spray are insanely toxic. We need to please make this a higher priority and share this information for all residents to learn.*
  1. *The chemicals used are standard chemicals that most companies use and they are approved by EPA, please email Jennifer Cox for specifics.*

### **Adjournment**

By proper motion and support, the meeting was adjourned at 6:39 p.m.

*Respectfully Submitted,*

Nicole Zoitas  
Secretary, Boca Bridges Homeowners Association, Inc.