

BOCA BRIDGES HOMEOWNERS' ASSOCIATION, INC.

Minutes of the Board Meeting Thursday, May 15, 2025

Call to Order

The meeting was called to order by Jon Schmidt at 6:35 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 April 24, 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. Nothing to report

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. Budget Signs Design Group, Inc.
 - a. Two (2) - 4" x13' Powder Coated Posts for Speed Signs - \$2,407.50
 - ii. Cascade Fountains
 - a. Replace & Install 2 LED light fixtures in the fountain behind 17149 Ludovica Ln., & 4 on each of the 2 fountains behind 17346 Rosella Rd - \$7,295.60
 - iii. CPM
 - a. Arbor Jet Tree Injection to All Medjool Palms - \$33,155
 - 1. This is a specialized nutrient formula injected into palm trees to alleviate iron and magnesium deficiencies
 - b. Replace Common Area Foxtail Palm at 17172 Ludovica Ln - \$1,000
 - c. Repair 2 Zone Valves in Center Island on Lyons Rd - \$1,063.08

- d. Tree Trimming of Date Palms- \$22,660
 - e. Clubhouse Pool Area Date Palm Tree Trimming - \$2,700
 - f. Tree Trimming of Sabal, Bismark & Coconut Palms: Sauvignon Pkwy and Rec. Track - \$15,945
 - g. Tree Trimming of Sabal, Bismark, Date Palms & Coconut Palms: Cabernet Drive/Shared Roadway- \$6,095.00 (Boca Bridges: \$2,559.90; Seven Bridges \$3,535.10)
 - h. Tree Trimming of Sabal & Coconut Palms: Inside & Outside of Wall on North & West Property Lines - \$14,200.
 - i. Tree Trimming of Sabal & Coconut Palms: Lyons Rd & Lyons Rd Entrance - \$8,450
- iv. Farmer & Irwin Corporation (HVAC & Plumbing).
 - a. Backflow Repairs: Rebuild #ACC3419 & #4839983 & Replace Relief Assembly #350366- \$2,775.00
 - b. Blower motor and pressure switch replacement on Pro Shop HVAC System- \$1,725
 - c. Replace Compressor (Compressor Under Warranty) & Full System Clean Out Of Pro Shop HVAC Unit -\$6,790
- v. FLA Painting Corp.
 - a. Paint (28) Light Post On Cabernet Dr (Shared Roadway) 441 Entrance - \$6,800. (Boca Bridges: \$2,856; Seven Bridges \$3,944)
- vi. Hoover Pumping Systems
 - a. Suction Screen Cleaning and Inspection for Both Irrigation Pumps - \$1,365.01

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

Scott seconded the motion

Vote: Unanimous - All in favor

- b. GRS Violations Report
 - i. Currently 3 lots are 90+ days delinquent
 - a. Suspension letters have been issued and use rights have been revoked
- c. Board Introduction and Statement Regarding Safety & Security
 - i. The Board of Directors and Property Management are aware of member concerns regarding the safety and security of the Association. Since the turnover of the Association to the members on October 1, 2022, the Board and Management have continuously prioritized and implemented a number of improvements designed to make the community safer than it otherwise might be. Some of our recent safety and security improvements include:
 - a. Barrier Gate Arms: Installed to restrict access to a single vehicle at a time and enhance entry control.
 - b. Uninterrupted Power Supply (UPS): Added to reduce the risk of software failures and record vehicle entry information.
 - c. Surge Protectors: Installed at guard houses to safeguard critical equipment from electrical damage.
 - d. Speed Monitoring Equipment: Speed Signs and digital speed display units have been placed on Sauvignon Pkwy to promote safe driving.
 - e. Gate Interlocking Software: Implemented to prevent simultaneous entry of resident and guest vehicles.
 - f. Security Vendor Engagement: Kent Security Inc. has been engaged to provide security services.
 - g. PBSO Business Partnership Program: Joined to authorize sheriff deputies to act swiftly, including removal of individuals from the community without prior approval and rapid access to emergency contact information.

- h. Safety and Security Committee: Recently revitalized and intends to meet on a regular basis with Property Management to propose additional safety initiatives.
 - i. One challenge when adding security features is the cost considerations. The Board applies reasonable business judgment when adding security features such that benefits are aligned with financial cost.
- ii. Association Declaration
 - a. While the Association endeavors to continue to make future improvements, please be aware that the Association's Declaration provides at Article II, Section 2(g) and Article XIII, Section 14 that:
 - 1. The Association is not, and in no way shall be considered, an insurer or guarantor of security or safety within the community and has not made and does not make any representation as to the security or safety of the community nor as to the effectiveness of any access control system. The gatehouse and entry gates were designed to restrict vehicular access to Boca Bridges and will not be able to prevent crime.
- iii. Violations of Rules and Regulations:
 - a. We have received reports of incidents involving residents, guests, and juveniles. Each case reported to management is reviewed by management and the Board, as necessary, and addressed according to the Association's governing documents. When an issue is between two Owners, the Board, in consultation with its attorney's will decide if it requires Association involvement.
 - b. If a homeowner feels unsafe or threatened, they should call the Palm Beach County Sheriff's Office immediately by dialing 911.
 - c. Management and the Board, as necessary, interview the parties involved in a reported incident.
 - d. Management gathers available evidence, including video, audio, and any other information.
 - e. Conflicting accounts and evidence are common. The Board will strive to obtain a determination of how to proceed.
 - f. The Board has the authority to propose a fine or suspension of use rights.
 - g. Before any fine or suspension of use rights becomes final, the Sanction
 - h. Review Committee, a separate and independent body, must provide the owner with the opportunity to be heard and present their case. The committee must then either "confirm" or "reject" the fine or suspension of use rights.
 - i. In all, there are five Board members and five Sanction Review Committee members who may need to decide on each fine and suspension of use rights.

Please note: The Board has not publicly disclosed actions taken against individual homeowners to respect their privacy. While this policy may be revisited, it remains in effect at this time. The belief that "the HOA does nothing" is simply inaccurate. Enforcement is ongoing, though not always visible to the community at large.

- iv. Future Safety and Security Initiatives:
 - a. Traffic Enforcement Agreement: Allows the PBSO to enforce traffic laws in Boca Bridges. A required traffic study and signage review are estimated to cost a minimum of \$30,000, with implementation taking 6 to 12 months.
 - b. Increased Security Patrols: We have added one Rover Security Officer during peak periods.
 - c. Security Guard Body Cameras: We have requested Kent Security to

equip our security guards with body cameras for accurate incident information.

- d. Expanded Surveillance Coverage: We are soliciting proposals to install cameras in additional strategic locations.

d. 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. *Will we do anything to control the young kids hanging around the clubhouse harassing residents?*
 - 1. *Increase security patrol during peak hours, use the rover to identify a situation.*
 - 2. *If they see a violation, an incident report is provided to management. It is then reviewed by management and violations are then issued.*
 - 3. *Takes 42 minutes to patrol the entire neighborhood. We are considering having security wear body cams. Need to increase amount of cameras.*
 - 4. *Youth concerns are not unique to BB. Electric bikes are a problem everywhere.*
 - 5. *This is a fairly new community, takes 10-15 years to establish proper security, need a budget that allows for improvement.*
 - b. *A lot of kids are not from BB, what measures are we taking at the gates to make sure the kids are being signed in?*
 - 1. *There is minimal camera coverage, difficult to monitor who is walking in. Those coming through the visitor lane are treated like a car and checked in. Trespassers were removed last week.*
 - c. *What is prohibited/targeted by security?*
 - 1. *Preventing the peace, infringement of someone's peace.*
 - d. *What do the report cameras do?*
 - 1. *Provided at no cost from Kent as a trial. They were solar powered and effective. We are considering adding cameras.*
 - e. *Why has there been an excessive turnover of guards?*
 - 1. *Of 20 guards: 14 have remained, 2 were promoted, 2-3 were terminated.*
 - f. *Can you give us an update on security and the situation of vandalism on the pickleball courts?*
 - 1. *We tried cleaning the courts, it didn't work. PBSO is investigating and looking for the family responsible. We will be pressing charges when they are identified. They will be held accountable.*
 - 2. *Comparing estimates for repairs.*
 - g. *Is anything being done to address the abundant growth of lettuce in the lakes?*
 - 1. *Solitude is coming out to check the lake and the growth.*

Adjournment

By proper motion and support, the meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

Nicole Zoitas
Secretary, Boca Bridges Homeowners Association, Inc.