

BOCA BRIDGES HOMEOWNERS' ASSOCIATION, INC.

Minutes of the Board Meeting Thursday, June 19, 2025

Call to Order

The meeting was called to order by Jon Schmidt at 6:00 p.m.

Quorum

A quorum was attained with three Association Board Members present; Brian Doppelt, Jon Schmidt, and Mark Schneider.

Proof of Notice

Posted in accordance with Association Documents and FL State Statute.

Previous Meeting Minutes

Mark calls for a vote to approve and waive the reading of the board minutes of May 15, 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. American Pool
 - a. Main Pool Service Pump Motor, \$1282.28
 - ii. CPM
 - a. Replace Common Area Foxtail Palm on Benedetta - \$1,000
 - b. Replace Damaged Plant Material on North Side of Center Median Sauvignon From Car Accident -Insurance Claim Filed, \$5,850
 - iii. Farmer & Irwin Corporation (HVAC & Plumbing).
 - a. Refrigerant Leak Repair on Compressor #2, \$1,250
 - iv. Florida Sidewalk Solutions
 - a. Sidewalk Repairs to 193 Trip Hazards throughout the Community (19 Sidewalk Replacements Pending Estimate)—Association is seeking Reimbursement from GL Homes for a portion of these hazards that

existed at turnover on Oct. 1, 2022. Hoover Pumping Systems,
\$18,675.75

- v. JDL Electrical
 - a. Electrical and Lighting Repairs from Car Accident. Insurance Claim Filed, \$2006.25
- vi. Palm Beach County Sheriff's Office
 - a. In addition, to adding an additional Rover on Friday Nights, in the Clubhouse Parking lot and other locations as needed, we have engaged an Off Duty Police Officer on Friday evenings from 7pm -12am at the Clubhouse to further mitigate the motorized bikes issue.

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

Mark seconded the motion

Vote: Unanimous - All in favor

- b. Consideration of Vote to Approve and Ratify Renewal Agreements
 - i. JB Event Consulting, LLC
 - a. Second Amendment Term Renewal commencing May 1, 2025 through April 30, 2026. No change to fee. \$62,500 annual agreement, payable \$5,208.34 a month

Motion was made by Brian to Vote to Approve and Ratify Renewal Agreements.

Mark seconded the motion

Vote: Unanimous - All in favor

- c. Consideration of Vote to Approve the Hurricane Protection Specifications Policy-Residential Structures
 - i. The Board is considering adoption of this hurricane protection specifications policy regarding Residential Homes in compliance with a new Florida law permitting a parcel owner to change or upgrade their residence to make it "less susceptible to damage from extreme wind, flooding, or flying debris" (i.e., hurricane protection).
 - ii. A copy of this policy was provided to each owner as required by Florida law before this meeting at which an amendment to rules regarding parcel use is to be considered.
 - iii. The term "hurricane protection" includes, but is not limited to:
 - a. Roof systems.
 - b. Permanent fixed storm shutters.
 - c. Roll-down track storm shutters.
 - d. Impact-resistant windows and doors.
 - e. Polycarbonate (plastic) panels (protection for windows and doors)
 - f. Reinforced garage doors.
 - g. Erosion controls (may include planting vegetation, improving drainage systems, and adding physical barriers).
 - h. Exterior permanent generators.
 - i. Other hurricane protection products used to preserve and protect structures.
 - iv. Do I need to take immediate action regarding my home?
 - a. Homes in Boca Bridges are equipped with hurricane protection measures that comply with the Florida Building Code and other applicable local regulations. These measures are intended to be designed to withstand hurricane-force winds and reduce the risk of property damage.
 - b. The Association is not in a position to provide guidance with respect to individual homes. If you have concerns, we recommend you consult a licensed home inspector. You should also consider reviewing with your insurance agent what actions you might consider that could result in a reduction of your premiums.

- v. Does the Association require the Architectural Control Committee (ACC) to approve the installation of hurricane protection features?
 - a. Any changes or additions to hurricane protection features require prior approval from the ACC.
 - b. The ACC will require the submission of plans and specifications showing the materials, color, structure, dimensions, and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals.
 - c. The ACC will also require the submission of plans and specifications to adhere to the existing unified building scheme in the governing documents regarding the external appearance of the structure or other improvements on the parcel.

Motion was made by Brian to Vote to Approve the Hurricane Protection Specifications Policy-Residential Structures

Mark seconded the motion

Vote: Unanimous - All in favor

- d. Consideration of Vote to Approve and Ratify the Board Resolution Traffic Enforcement Agreement, which includes the following two items:
 - i. The engagement of Simmons & White Civil & Traffic Engineering to issue to the Association a certified traffic survey for purposes of entering into a Traffic Enforcement Agreement with Palm Beach County. Fee \$6,500. Given the uncertainty of the fees, the maximum approved fees shall not exceed \$8,000.
 - ii. Authorizing the President or his/her delegate to sign at the time of submission:
 - a. Exhibit B, Notarized Affidavits stating that the Association owns or controls the community roadways.
 - b. The Agreement for Enforcement of the Traffic Laws of the State of Florida.
 - iii. The Board exercising its reasonable business judgment, has determined that entering into an Agreement, for "Enforcement of the Traffic Laws of the State of Florida," with Palm Beach County, provides for the enforcement of all traffic laws on the private roads of Boca Bridges that will enhance the safety and security of the Association.
 - iv. The Agreement will allow deputies on routine patrol, the ability to enforce traffic laws when patrolling through the Association during normal (day and night) patrol hours. The Agreement does not provide for Palm Beach County Sheriff's Office deputies to be situated with the community.

Motion was made by Brian to Vote to Approve and Ratify the Board Resolution Traffic Enforcement Agreement

Mark 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.

Adjournment

By proper motion and support, the meeting was adjourned at 6:46 p.m.

Respectfully Submitted,

Nicole Zoitaz
Secretary, Boca Bridges Homeowners Association, Inc.