

Board Meeting 5/12/26, 6:30pm
Board attendees: Pete, Debbie, Rafael, Art
Crest attendee: Nancy

Pool wifi password is BCP6001*

6:50 pm: Meeting commences (delay due to Nancy from Crest having issues setting up Zoom)

- Financial document (?) distributed
- Introduction of new board members (Monica not in attendance).
- Board announces Robert's Rules of Order to be used in all board meetings.
 - Nancy said questions cannot be answered until the end of the meeting.
- Board discussed Florida Statute 718, including that this is a condominium association, not an HOA, and the residency requirements listed within.
- Board offered to email anyone the governing documents if they don't have them.
- Board requested residents send their accurate email to bocaparkboard@gmail.com.
- Board noted that tree trimming was set up by previous board and will continue until Wednesday.
- Board noted financial documents have not been received from Crest, even though Statute 718 requires them to be provided within 5 days.
 - Documents were verbally requested from Gary Budd, owner of Crest, after election on 5/5.
 - Multiple follow-up emails and phone calls to Crest, however the documents have still not been received.
- Crest will not be used going forward.
 - ACH/monthly maintenance payments will change in July. New payment portal TBD.
- Treasurer:
 - Top priority is changing electrical panels.
 - 7 need to be replaced at a cost of at least \$7,000 per panel.
 - Need to increase reserves for roof, painting, and asphalt. Cannot reduce monthly maintenance fees until reserves are increased.
 - ~\$33k is coming in from past due accounts, which should increase total reserved to ~\$100k.
 - Pending documents on existing contracts.
 - Crest was costing monthly \$1200 in management + \$500 for accounting fees. New accounting company will cost \$550/month.
 - Residents will get to vote on use of emergency funds.
- VP:
 - New community website in progress and expected to be completed by end of this week.
 - Website will include compliance documents, maintenance requests, info about board meetings, link to new payment portal.
 - Looking into repairing rotten sign and sign that was hit by a car.
- Director:

- Reminder of pool rules:
 - No dogs/animals allowed.
 - Food attracts iguanas, which can carry salmonella. No food allowed at pool as an abatement method.
 - Music should be on personal headsets only.
 - Do not prop doors (to pool, bathrooms) open.
- Board is looking into exposed tree root near 900 building.
- Board is looking into water leaks that were caused by a storm in a few units.
- Meetings will be on Zoom, as well as in person at the Clubhouse, going forward.

7:21 Board concludes agenda and opens to questions from the floor:

Discussion:

- Legally, residents do not get to vote on new management or accounting companies, nor are 3 bids required, but the board will share any new contracts with residents.
 - Nancy added that the board is also allowed to choose the attorney in this manner.
- Owners can send records requests, such as for specific contracts or balance sheets, to bocaparkboard@gmail.com.
 - The current board does not have all current documents, and plans to include everything on the community website going forward.
 - If Crest does not provide documents, board may escalate to DVPR (Department of Business and Professional Regulations)
- Board will speak with the attorney on driveway classification (ie. is this a common element or not), as it is unclear who is responsible for the maintenance, such as crack repairs.
 - Common elements- pool, clubhouse, tennis courts, parking spots
 - Limited common elements- lanai
- Board will self manage for now, due to end of contract with Crest. Possibility of another management company in the future.
 - Info about new portal for monthly payments will be sent out when available.
- Board will discuss possible options for music at the pool, such as max volume of stereo or designated quiet hours.
- Currently, tennis court key can be picked up from outside of unit 903 and it must be returned after use. Residents can make their own copies if desired.
- Board will follow up with the Boca Park Community Association board about turning off common area lights.
- Future meetings will be on Sunday nights.
- Future newsletter will provide info on action plans.
- Residents are welcome to send additional and future questions to bocaparkboard@gmail.com.

Meeting adjourned at 7:53