

**BOCA WINDS HOMEOWNERS' ASSOCIATION, INC.**  
**JANUARY 2, 2025**  
**TOWN HALL AT 7 P.M.**

**BOARD MEETING AGENDA**

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL DECEMBER 5, 2024 ANNUAL MEETING MINUTES
- III. REVIEW FOR APPROVAL DECEMBER 5, 2024 BOARD MEETING MINUTES
- IV. ELECT ASSOCIATION OFFICERS
- V. APPOINT TWO MEMBERS TO THE BW BOARD OF DIRECTORS
- III. 

<u>REPORTS</u>	<u>CONTACT/LIAISON</u>
A) SECURITY REPORT	RICK STACY
B) WEBSITE	PHIL VATSVOG
C) B.W. BOARD OF DIRECTORS	RICK STACY
D) WEST BOCA COMMUNITY COUNCIL	PAUL PONTRELLI
E) CAPITAL IMPROVEMENTS	SERGIO BENAVIDES
WEST POOL REFURBISHMENT	
F) ROADWAY SAFETY COMMITTEE	DAVID DEGANI
G) BEAUTIFICATION COMMITTEE	PHIL VATSVOG
- IV. FINANCIAL
  - A) REVIEW DELINQUENCY REPORTS AS OF NOVEMBER 25, 2024
- V. OLD BUSINESS
  - A) PROMOTIONAL FLAGS PLACED BY REALTOR
  - B) DISCUSS VIOLATION AND FINING PROCESS PER ATTORNEY FEEDBACK – WILL DEFER UNTIL NEXT MEETING
  - C) FINCEN WELCOME EMAIL/CORPORATE TRANSPARENCY ACT NOTICE FROM GRANT PROPERTY MANAGEMENT
- VI. NEW BUSINESS
- VII. MANAGEMENT REPORT
- VIII. BOARD MEETING ADJOURNMENT