BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	February 23, 2024
MEMBERS PRESENT:	P. Edwards, J. Banks, E. Hoffman, F. Richard, B. Berkowitz, A. Adler, M. Haberman, B. Lerner, S. Roth, J. Schraub, R. Schwartz, A. Schwartzman, D. Shifrin, R. Shulman, C. Wolf,
MEMBERS ABSENT:	
PARTICIPANTS:	P. Kupperman (Non-Board Member) M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Philip Edwards
ISSUE DATE:	March 27, 2024

Grievance Committee – Rick Chavis

Grievance Appeal 14-2023

The Member involved in the grievance appeared before the Board with their Spouse to appeal the final decision of the Board. The Member thanked the Board for the opportunity to appeal the decision, apologized and made a statement.

The Member was excused and the Board discussed the Members appeal.

Motion: On a motion made by Mr. Adler and seconded by Mr. Haberman the Board agrees to reduce the suspension to a one month suspension from the Lifestyle and Wellness Center, which includes The Salon and Palm Beach Institute of Sports Medicine followed by a six-month probation Club wide.
12 agree; 3 opposed.

Grievance 01-2023

Rick Chavis presented the report and recommendation of the Grievance Committee in regards to a grievance complaint filed by a Member against another Member. The Grievance filed is in regards to an incident that occurred at Mr. D's restaurant whereby the Member allegedly threatened the other Member affecting the welfare, safety, harmony and good reputation of the Club, in violation of Bylaw Article X, Section 10.02.

The Grievance Committee recommendations as follows:

1. Both Members are to stay away and not engage with one another.
2. The Member who filed the grievance write appropriate letters of apology to the Board of Governors, Matthew Linderman, Felipe Murcia, Clubhouse Manager and Joe Lastella, Director of Security for their conduct during the alleged incident as it created a disruption to the dining experience at Mr. D's.

The Board discussed the Grievance.

Motion: On a motion made by Mr. Schraub and seconded by Mr. Haberman, the Board unanimously accepts the recommendation of the Grievance Committee. Additionally, the Board is cognizant of the Member who filed the grievance, and their documented history of prolonged and persistent emails to Club Management. This conduct exceeds a reasonable Member's prerogative to offer periodic suggestions and interferes with Management's ability to operate departments. The Board unanimously agrees to urge the Member to reconsider this conduct.

Grievance 03-2024

Rick Chavis presented the report and recommendation of the Grievance Committee in regards to the grievance complaint filed by Jeanine Banks, Chair of House and Activities. The reports allege rude and disrespectful behavior to staff members on several occasions, affecting the welfare, safety, harmony and good reputation of the Club, in violation of Bylaw Article X Section 10.02. Documented dates refer to an incident in 1999, March 2023 and two incidents in January 2024.

The Grievance Committee recommends the Member be suspended from all activities and venues at Boca West Country Club for a period of three months, while in residence. Appropriate letters of apology to the Board of Governors, Matthew Linderman and Felipe Murcia.

The Board discussed the Grievance.

Motion: On a motion made by Mr. Schraub and seconded by Mr. Adler, the Board unanimously accepts the recommendation of the Grievance Committee.

Legal – Jonathan Schraub

Jonathan Schraub introduced the Club's construction attorney to the Board. The Club engaged this firm in November. This firm is the largest and most reputable Construction Law firm in the United States. They are assisting with the finalization in construction and completion of the project with the Contractors and negotiating a final resolution of outstanding issues with Contractors.

The Construction Attorney presented an overview of the project to the Board.

Approval of Minutes

Motion: On a motion made by Mrs. Banks and seconded by Mr. Schwartzman, the minutes of the January 25, 2024 Board Meeting are unanimously approved.

Chairman's Report – Philip Edwards

General Business

Dr. Edwards commended Jeanine Banks, Steve Roth and the Hope Week Committee on a successful second annual Hope week.

The Master Association informed the Club that they will be managing the non-trail fee golf carts. The non-trail fee golf cart owners will be required to register their golf carts with the Master Association. The Club has always kept records of the golf cart owners who take trail fees.

The Legal Committee has completed its review and proposed revision to the Club's Bylaws. The Executive Committee has discussed and recommends the Bylaw revision be postponed until after the next Capital Improvement Project has been presented and voted on by the Membership next year. Additionally, there was a recommendation for a more comprehensive review to be done.

Motion: On a motion made by Mr. Schwartz and seconded by Mr. Schraub, the Board unanimously agreed with the recommendation of the Executive Committee to postpone the Club's Bylaw revision.

The Committee year end assessments were distributed to the Board.

Dr. Edwards reviewed and reported on the Board of Governors goals set at the beginning of the Board year.

Dr. Edwards presented the Executive Committees recommendation for the Club's vote on the Master Association Board of Directors election ballot. The Board is in agreement.

Special Projects

Dr. Edwards presented the Capital Construction Matrix for Member approved projects.

Motion: On a motion made by Mrs. Banks and seconded by Ms. Hoffman, the Board unanimously accepts the Capital Construction Matrix for Member approved projects

Annual Meeting

Dr. Edwards updated the Board on the format and Agenda for the Annual Meeting that afternoon, February 23, 2024.

Dr. Edwards thanked Arthur Schwartzman for work his work on the Audit report that will be presented to the Membership at the Annual Meeting.

Outgoing Board Members

Dr. Edwards recognized and thanked the outgoing Board Members.

Frank Richard has been a Board Member, Member of the Executive Committee, Chair of Finance and Treasurer throughout the years. Dr. Edwards thanked him for his guidance, insight and commitment.

Charlie Wolf has been a Board Member, Member of the Executive Committee and Chaired many Committees throughout the years. Dr. Edwards thanked him for his years of service.

David Shifrin has been a Board Member and Chaired the Racquet Sports Committee throughout the years. Dr. Edwards thanked him for his years of service.

General Managers Report – Matthew Linderman

Financial Flash Report

For the period of February 1 through February 15, 2024.

Golf Operations revenue is currently lower than budget, but is expected to increase with Members family and guests arriving for Presidents week.

Golf Retail merchandise and equipment revenue is currently lower than budget, however the figures do not include sales from the 'Golfapalooza' event which was a great success with sales of $28,000 in apparel and $35,000 in equipment.

Fitness and Spa is experiencing a strong February with revenues and services ahead of budget and last year. The positive variance to the budget is due to an increase in facial treatments, massages and personal training sessions.

Food and Beverage restaurant revenue and covers lower than budget, but is expected to increase with Members family and guests arriving for Presidents week. Market Square continues to be a great success since opening.

Catering is experiencing a strong February with revenues ahead of budget due to higher event attendees as well as additional unbudgeted events that were scheduled.

Delinquent Dues, Foreclosures and Downgrades

There are currently 18 delinquent Members and nine of those have been delinquent for more than one year. Last year at this time, there were 27 delinquent members and 12 of those were from previous years. The reduction in delinquent Members for more than one year is due to the Joint Venture lien initiative.

As of today, there are three foreclosed units compared to six at this time last year.

As of February 20, 2024 there are currently 2,073 Golf players which is up 90 players from last year. This is up 30 more players than in fiscal year 2008/2009. There are currently 344 Racquet Sports players which is up 94 players compared to last year. The Racquet Sports community has not had this many players since fiscal year 2012/2013.

Construction Update

A week long furniture installation is scheduled for March 4. There has been a delay in applying for the TCO, however the building final inspections for electrical and plumbing are in process. The Contractor feels confident that they are close in getting the TCO's. We have asked them to apply for stocking permits to avoid cancelling the furniture installation, as this would incur large cancellation costs. If we are unable to obtain stocking permits, the next installation date available is April 8.

Market Square and the Porte Cochere is scheduled to be closed for three days to complete some punch list items that require full closure.

Live Well Program at Boca West

Matthew shared the new Live Well program at Boca West. Five areas of focus:

Nourish well with our healthier inspired offerings and guidance from our professionals. Elevate your body's functionality, transforming each meal into a wellspring of vitality and health.

Connect well with others through our lectures, activities, programs, and events. Meaningful connections to cultivate your community, weaving a fabric of supportive, inspiring relationships that enrich every aspect of life.

Move well with Golf, Tennis, Pickleball, Fitness training and classes. Move with purpose to foster strength and peak performance, ensuring that every step contributes to a more mobile, agile existence.

Focus well through our Mind & Body classes, coaching and events. Center your focus inward to achieve a harmonious balance, creating an inner sanctuary filled with peace and clarity, where every thought cultivates serenity.

Recover well with our healing treatments, facilities, and recovery programs. Recover with intention, embracing the cycle of renewal and continuous growth, ensuring that each day unfurls as a fresh opportunity for wellness, discovery, and the joy of living well with Boca West.

General Business

Our Workers Compensation insurance company, Zenith, recognized Boca West as one of their best accounts with an extremely low score for 2023. They reported that out of 900 employees we had only two substantial claims.

Matthew reported that the active shooter policy that the Club recently obtained covers threats.

Boca West Country Club was recently recognized as a TOP TEN golf retail operation in the World. This prestigious award, "Best of the Best" Platinum Award by the Association of Golf Merchandisers recognizes merchandising, promotions, retail management, customer service, and social media initiatives as the "pinnacle of innovation" and "epitome" in golf retail. We are so proud to be honored alongside other world-class golf facilities, Congressional Country Club, Baltusrol Golf Club and Monterey Peninsula Country Club, to name a few. Special thanks to Emily Gifford, Director of Retail, and her amazing team for all they do. Being recognized among the top tier of public, private, resort and off-course golf shops globally is a testament of our hard work, creativity and unwavering commitment to enhancing the golf merchandising industry.

Human Resources

The Summer Hospitality Management Internship recruiting is going well. Our Human Resourced department is scheduled to visit nine Universities to attend their career fairs.

Foundation Report – Pamela Weinroth (written report provided)

In 2010 the Board of Governors decided to create a charitable foundation that would give back to those in the community in need. In a stroke of genius, my predecessor and chairman emeritus, Arthur Adler, made a strategic decision on day one to orient the Foundation toward underserved children in Palm Beach County, where, outside of our Boca West bubble, tens of thousands of children live below the poverty line. While we are a separate legal entity from the Club, we couldn't do what we do without the support of Matthew Linderman, Philip Edwards, Jeanine Banks, the Board of Governors and the entire Staff. Thank you everyone.

Through today, more than $19 million has been raised for specific projects carried out by over two dozen non-profit partners. Here are some highlights from this season. These will sound familiar to many of you, but our newer members may be hearing about them for the first time.

Last month we were thrilled to partner with the Club in the second annual Hope Week, led by Jeanine Banks and Steve Roth, an idea which Arthur Adler "borrowed" from the NY Yankees and Matthew Linderman and the Board of Governors embraced. Three of our non-profit partners were included among the organizations hosting events. We were thrilled that this year's participation doubled last year's and are excited to work with the Club to make next year's Hope Week even better.

Our eighth Annual Diaper Drive is happening now. Last year we distributed more than 280,000 diapers to our partner, The Diaper Bank Covering South Florida, who in turn distributed them to more than a dozen agencies. With wholesale diaper prices rising by more than 20 percent for the second year in a row, we need everyone's help. Working parents who can't supply diapers when they send their babies to day care can't go to work and if they can't work, the cycle of poverty continues. You can donate on our website or bring diapers, checks or credit cards to the Racquet Sports Center Circle on Tuesday morning between 8am and 12pm.

On behalf of "our" babies, thank you to everyone…and a special shout out to Robyn Cohen, Lisa Glassner, Rebecca Schwartz, Pam Wollruch and their committee who coordinate volunteers for this and our other events in conjunction with our invaluable, indefatigable Director of Charity Events, Christina Irving.

Bikes for Tikes, in its third year, will once again give hundreds of bikes and helmets to pre-K graduates from The Fuller Center in Boca Raton, the YMCA of South Palm Beach County and the YMCA of the Palm Beaches as well as children who reach their reading goals in after school literacy programs run by Roots and Wings, our Delray based partner. Roots and Wings' mission is to have kids read at grade level by the end of third grade because as we have learned, kids learn to read through third grade and read to learn for the rest of their years in school.

Two upcoming events: More than 400 golfers will participate in our 12th Annual Golf Challenge on March 25. Non-golfers are invited to attend the cocktail party, which at Boca West, is a euphemism for dinner, where we will have some of the best live auction items of any event in South Florida.

On April 17, we will hold our first ever luncheon event. We are thrilled that Chef Alex Guarnaschelli, one of only 3 female Iron Chefs in the country, will be joining us. She is not only a great chef but a great entertainer. Our all-star culinary team will be preparing and serving her dishes. As of today, we expect more than 500 people to attend, and it's not just for women.

So where does all of this leave us? This year, with your help, thousands and thousands of children were housed, fed, kept healthy, clothed, tutored, given college scholarships and more. We see in "our" kids' accomplishments that your contributions of money and time are making a difference.

Legal – Jonathan Schraub

Jonathan Schraub gave an update on two legal matters.

Finance Committee – Frank Richard

Frank Richard reviewed financial highlights for the first quarter of the current fiscal year.

Audit – Arthur Schwartzman

Technical Assistance Advisement (TAA) – Florida Sales Tax Holiday

The Florida Department of Revenue has acknowledged receipt of the TAA from RSM and are in the process of drafting a response. This response will need to go through many levels of review within the Department of Revenue, after which it will then go to the Office of General Counsel for further review.

Construction Cost and Change Order Analysis

The final phase of the analysis, which is still in process, is to validate costs, in addition to validating compliance with allowances, credits and requested change orders. Currently, there are substantial unsupported and unquantified costs that are being questions.

Although the report from RSM has not been completed, RSM has concluded that multiple factors have contributed to the increase of the project costs, including by not limited to industry-wide escalation in construction costs precipitated by the Covid-19 pandemic, inflation, and supply chain disruption, including China sanctions and Hurricane Ian, which redirected supplies and labor to the Florida West Coast. Additions and/or modifications to the original scope of work were also factors for the increases in costs.

Special projects – Phil Kupperman

Dr. Edwards thanked Phil Kupperman for his work on Special Projects.

Phil Kupperman thanked Bob Schwartz, Vice Chair on his work collaborating with him and Matthew Linderman, in the development of the Capital Construction Matrix for Member approved projects that was ratified earlier at this Board meeting.

Renovator Program

In summary, total Market Value appreciation is $43 million. There are 10 units under renovation, 11 units for sale and four pending sales for a total of 25 additional units to be sold under this program. These additional units to be sold will generate another $2.9 million in new Joining Fees. In addition, there is one pending acquisition.

Regular Renovator

As of January 31, 2024 the Renovator Program is at 184 acquisitions. To date, 46% of the units acquired were formally non-performing or non-equity units.

As of January 31, 2024 there are 169 renovated units sold with four pending sales and four units for sale.

Total Market appreciation is $30.5 million.

There are 15 units now under construction and not for sale, five of those units are required to and are currently paying social dues for this fiscal year.

Bulk Renovator

As of January 31, 2024 the Bulk Renovator Program has a total of 59 units acquired.

As of January 31, 2024 there are 49 renovated units sold with no pending sales.

Market Value appreciation from these sales is $12.5 million.

Of the 10 units now under construction and not for sale, two of those units are required to pay social dues for this fiscal year.

Combined Units

There has been no change in the number of units acquired under this initiative.

Of the seven Members who have acquired combinable units, all have been completed and approved.

Joint Venture Sub Committee on Villages – Bob Schwartz

The upcoming education session will be held on March 18. Eric Glazer, Esq. of Glazer Associates will provide a presentation to Village Presidents and Representatives on Condo and HOA Board Member Certification Program.

BWMA – Bob Schwartz

The Master Association Annual Meeting will be held on March 21 in the Cypress Room. The Board of Directors election results will be announced.

Membership Committee – Enid Hoffman

Membership Statistics

As of February 19, 2024, closed and pending sales to new Members were 64 compared to 72 last year.

Board Approval Needed

Motion: On a motion made by Ms. Hoffman and seconded by Mr. Lerner, the Board unanimously approves the seven new Member Nominees, three Internal transfer Memberships and two inherited Memberships.

Trendz Committee – Enid Hoffman

The first of three groups of select singles attended the first session on February 5.

Golf Committee – Bob Lerner

Bob Lerner reported that an excess of $120,000 was raised during the Play for Pink week.

The annual Men's Member Guest tournament is on Monday, February 26 and the Ladies Member Guest tournament is on Monday, March 11.

The Golf Course conditions have improved due to improved weather conditions.

Hope Week – Jeanine Banks

Jeanine Banks reported the second year of Hope Week was very successful. Hope Week is not a fundraiser. It is a unique opportunity for Boca West Members to engage with our valued charities and welcomes them to learn about the various philanthropic organizations supported by our Boca West community.

This year's Hope Week had 300 volunteers and over 10,000 community hours served. Charities that participated in this year's Hope Week as well as in 2023 were the Gilda Mallin Boca West Chapter of Hadassah, Boca West Pap Corps, Habitat for Humanity, Tri-County Animal Rescue and Lynn Cancer Institute at Boca Raton Regional Hospital along with three charity partners of the Boca West Children's Foundation - Fuller Center, Place of Hope and Boca Helping Hands. The engagement projects ranged from creating centerpieces and get-well cards for patients in hospitals, knitting hats for soldiers in the Israeli army, participating in building a home in Delray and Lake Worth, pantry stocking, working at a food bank, interacting with rescue and shelter animals, participating in a run and building a "wall of hope" assisting cancer patients, survivors and their families' painting tiles of hope.

Jeanine Banks thanked two staff members Ximena Resendez and Jocelyn Giorgio that gave of their time at each of the ten events facilitating check-in and taking the photos and video reels you are watching behind me.

Boca West Cares will be doing a special appeal for Boca Helping Hands, as they are in need of volunteers. A committee wrap up session, with breakfast with charity representatives has been scheduled for March 8.

Steve Roth, Vice Chair thanked Jeanine banks for her work on Hope Week. She was truly the back bone of Hope Week.

Ombudsman – Steve Roth

Nothing to report at this time.

Unscheduled Topics

David Shifrin had one unscheduled item to discuss. He shared his opinion on the Club's election process.

Adjournment

There being no further business to discuss, the meeting adjourned to Executive Session at 12:15pm.