BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	November 19, 2024
MEMBERS PRESENT:	J. Banks, A. Schwartzman, R. Schwartz, E. Hoffman, P. Edwards, J. Attermann, B. Berkowitz, M. Haberman, B. Lerner, S. Roth, D. Schulman, R. Shulman
MEMBERS ABSENT:	With Notice: A. Adler, B. Roberts and J. Schraub
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Jeanine Banks
ISSUE DATE:	December 16, 2024

Grievance Committee – Rick Chavis

Grievance 11-2024 Appeal

The Member involved in the grievance appeared before the Board to appeal the final decision of the Board. The Member thanked the Board for the opportunity to appeal the decision and presented a statement to the Board with their account of the incident that led to filing of the grievance.

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

Motion: On a motion made by Bill Berkowitz and seconded by Philip Edwards, the Board denies the appeal request made by the Member involved in grievance 11-2024.

Grievance 13-2024

Rick Chavis presented the report and recommendation of the Grievance Committee in regards to a grievance complaint filed by Jonathan Schraub, Vice Chair of House and Activities Committee against a Member for repeated violation of Card Room Rules and Regulation and repeated inappropriate and disrespectful behavior towards card room staff, which violated the Club's Bylaws, Article X, Section 10.02.

The Grievance Committee recommends the Member be suspended from all activities and venues at Boca West Country Club for a period of three (3) months, while in residence, followed by a three (3) month probation; Appropriate letters of apology to the Board of Governors, Matthew Linderman and Christina Guilianti; Appropriate letters documenting this grievance be placed in the Members Membership file.

Motion: On a motion made by Steve Roth and seconded by Mark Haberman, the Board accepts the recommendation of the Grievance Committee.

Grievance 14-2024

Rick Chavis presented the report and recommendation of the Grievance Committee in regards to a grievance complaint filed by Mark Haberman, Chairman of the Membership Committee against a Member for falsifying information on Boca West Membership Application Documents in 2022 and 2024 which is in violation of the Club's Bylaws, Article X, Section 10.02.

The Grievance Committee recommends the Member be suspended from all activities and venues at Boca West Country Club for a period of two (2) years. Appropriate letters documenting this grievance be placed in the Members Membership file.

Motion: On a motion made by Mark Haberman and seconded by Enid Hoffman, The Board accepts the recommendation of the Grievance Committee.

Grievance 05-2024 reconsideration

Matthew Linderman reported that he met with the Member involved in grievance per the Boards request. Letters of apology from the Member were presented to the Board for approval.

Motion: On a motion made by Steve Roth and seconded by Robin Shulman, the Board does not accept the letters of apology written by the Member involved in Grievance 05-2024.

BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	November 21, 2024
MEMBERS PRESENT:	J. Banks, A. Schwartzman, R. Schwartz, E. Hoffman, J. Schraub, P. Edwards, J. Attermann, B. Berkowitz, M. Haberman, B. Lerner, B. Roberts, S. Roth, D. Schulman, R. Shulman
MEMBERS ABSENT:	With Notice: A. Adler
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Jeanine Banks
ISSUE DATE:	December 16, 2024

Chairman's Report – Jeanine Banks

Jeanine Banks informed the Board the meeting today will be dedicated to a presentation by Matthew Linderman on the proposed new Capital Improvement Program.

The Membership Briefing is scheduled for December 19, 2024. This is an opportunity for the Membership to listen to reports from the Board and Management on the status of the Club.

Jeanine Banks and Matthew Linderman are drafting a Joint Communique to be sent to the Membership with an update on the completion of construction of the Lifestyle Center and the Club's legal position regarding the Construction litigation.

Approval of Minutes

Motion: On a motion made by Jeanine Banks and seconded by Bob Schwartz, the minutes of the October 24, 2024, Board meeting were approved.

Boca West Children's Foundation Report – Pamela Weinroth (written report provided below)

The Boca West Children's Foundation is thrilled to embark on another exciting season ahead. We invite you to join us on Sunday, December 15, as it will mark the 15th Annual Boys and Girls Club Holiday Shopping Day and Brunch. This program, the Foundation's inaugural initiative, continues to be cherished by both children and volunteers alike. Consider volunteering on a day that many have described as "the most fulfilling day of the year." Assist the kids from the local Boys and Girls Clubs in selecting new clothes at Old Navy, and then join them at the Club for brunch. The kids will enjoy generous portions of waffles, pancakes, donuts, and bacon, select an age-appropriate toy, and receive a bountiful basket of fresh turkeys and vegetables for a family holiday meal.

This winter, the Foundation is introducing a unique and creative event for the holiday season. Building on the incredible success of bringing Budsies to our charity partners, we're now extending this opportunity to Boca West Members' children and grandchildren. On December 23, we will host a special workshop where children can design their very own custom stuffed toy. If you're not familiar with Budsies, it's the perfect reason to stop by and discover the magic for yourself!

Sales for our Super Bowl Raffle are going strong. This year's sales could set a record. We are determined to outsell last year's record of 1800 plus tickets.

The pinnacle of this season will be our 15th Anniversary Gala on January 18, 2025, featuring an unforgettable performance by Wynonna Judd. This milestone evening will honor the incredible contributions of Avron Fogelman and Marilyn and Jay Weinberg, marking a defining moment in our history. It's a chance to celebrate the profound impact we've made together while envisioning an even brighter future as we strengthen partnerships and transform lives. We're thrilled to share that over 50 tables have already been sold. The invitations should have arrived at your home this week. We would be truly honored to have you join us and invite your friends to share in this special occasion.

With all the exciting events ahead, I'm confident this season will be among our most meaningful yet. I encourage each of you to get involved and join us in making a lasting impact on the lives of countless children.

A big thank you to the Boca West Country Club Board, Management and staff, and its members for contributing to the success of our Foundation.

General Managers - Matthew Linderman

Financial Flash Report

For the period of November 1 through November 14, 2024

Golf Operations revenue and rounds are lower than budget but ahead of last year due to unfavorable weather conditions. This is expected to improve as guests arrive for Thanksgiving week.

Golf Retail Merchandise revenues are lower than budget but ahead of last year. Revenues are expected to increase with some upcoming sales events.

Fitness and Spa revenues and services are higher than budget and last year due an increase in Personal Training and Pilates sessions and Spa Services.

Food and Beverage restaurant covers and revenues are experiencing a strong November with both ahead of budget and last year.

Catering and House revenues are higher than budget due to the timing of events. This will level out with budget by the end of November.

Delinquent Dues, Foreclosures and Downgrades

There are currently 46 delinquent Members and 11 of those have been delinquent for more than one year. Last year at this time, there were 37 delinquent members and 10 of those were from previous years.

As of today, there is one foreclosed unit compared to one at this time last year.

As of November 18, 2024, there are currently 2,158 Golf players which is up 82 players from last year. This is 22 more players than in fiscal year 2008/2009. There are currently 342 Racquet Sports players, which is the same as last year. The Racquet Sports community has not had these many players since fiscal year 2012/2013.

Human Resources

Matthew Linderman informed the Board that he accepted Elizabeth Espinosa's (Director of Quality, Development and Learning) resignation due to her husband's relocation out of the country. Elizabeth made a positive impact, guiding us in transforming and updating the PROMISE culture for Boca West and our employees.

Human Resources has completed the open enrollment meetings for employees. As reported in the November Board meeting, the health insurance program was switched to United Healthcare. There has been positive feedback from the employees on the enhanced benefits and options provided to them.

The Annual Employee Holiday Party is scheduled for December 2, 2024.

Lifestyle Center Construction Update

Matthew gave the Board an update on the mediation and ongoing litigation with T&G Contractors.

Current Club Projects and Construction

The Studio (Art and Culinary Studio) is on target for completion in the middle of January. Furniture and fixtures are scheduled to be installed at the end of January with an opening planned for the beginning of February.

Boca West Community Advisors / "Joint Venture"

Matthew Linderman reported that Boca West Realty made a profit for fiscal year end, September 30, 2024; and provided a high-level review on revenues and expenses, and the MLS sales mix.

General Business

Matthew Linderman shared an updated comparison of the South East Florida Clubs dues and joining fee, updated for 2024.

An Insurance renewal meeting was held on November 12. Jeanine Banks, Arthur Schwartzman, Matthew Linderman and Kathy Campbell along with representatives from the Club's Insurance broker, CBiz Insurance, were in attendance. The renewal came in with a 1% increase without Workers Compensation. The Club budgeted for a 14% this fiscal year.

Audit Committee – Joan Attermann

The RSM auditors are on site this week for fieldwork for the Club's year end financial audit.

Finance Committee – Arthur Schwartzman

Arthur Schwartzman reviewed the financial highlights for the month of September.

Leadership Program – Philip Edwards and Bill Berkowitz

The fourth session of the Leadership Development Program was held on November 20, 2024. The agenda was full and robust and consisted of Committee Overview presented by Bill Berkowitz and Philip Edwards; Membership Committee presented by Mark Haberman; Real Estate at Boca West and Residential Home Improvement Program presented by Howard Liebman; Boca West Community Advisors Subcommittee on the Villages presented by Philip Edwards; Boca West Community Advisors 2024 to 2025 presented by Jeanine Banks; Hope Week presented by Jeanine Banks and Boca West Cares presented by Matthew Linderman.

The fourth session was engaging with active participation. The fifth session is scheduled for December 18, 2024. All Board Members are invited to attend.

Nominating Committee – Philip Edwards

Philip Edwards reported the Nominating Committee will interview 14 candidates for five Board seats. The interviews are scheduled to take place December 3, 4 and 5.

Legal – Jonathan Schraub

Nothing to report.

Membership – Mark Haberman

Membership Statistics

As of November 23, 2024, closed and pending sales to new Members were 31 compared to 34 last year.

Board Approvals Needed

Motion: On a motion made by Mark Haberman and seconded by Barry Roberts, the Board approves the new Member nominees as presented to the Board.

Retail Committee – Mark Haberman

Mark Haberman presented an overview of this year's Committee goals.

Ombudsman – Steve Roth

Nothing to report. All questions and concerns received have been addressed by Committee Chairs and management.

The Next Piece of the Puzzle: Club Improvement Program – Matthew Linderman

Matthew Linderman presented an in-depth overview of the proposed Club Improvement Program to the Board. Site Plans, Renderings, Floorplans and Schematics were shown and explained in detail. An initial budget for all the projects was explained in detail. The Board and Matthew discussed various options and made a recommendation to separate the project into two phases:

Phase One – Entire Racquets Facility - all courts as designed, roof structures, including Pickleball Building, and the refurbishment of the Tennis Shop; West Racquets landscapes and Hardscapes, Utilities; An all-new Employee Building; Loading Dock and Kitchen Expansions; Country Club Porte Cochere Entrance; Course I which includes Short Course and Putting behind Aquatics Center and Racquets; East Side Racquets only and parking lot addition; Golf and Activities Locker Room and Card Room conversion as well as the entire building finishes that we have already approved as far as scope.

Phase Two – Course III, Golf Learning Center; Living Room Terrace and Event Lawn.

The Project is still in progress with a goal of presenting detailed financial information to the Board in January for approval of the financing and presentations to the Membership with a vote in March 2025 for phase one. Phase two to be presented to the Board and Membership in 2-3 years.

Motion: On a motion made by Bob Schwartz and seconded by Jonathan Schraub, the Board approves and accepts Managements tentative timeline and scope of two phases. The Board authorizes Management to engage with Fifth Third Bank on Cash Flow for phase one.

Unscheduled Topics

No unscheduled topics.

Adjournment

There being no further business to discuss, the meeting adjourned to Executive Session at 4pm.