BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	December 19, 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:	
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw J. Waltzer (reporting on Grievance)
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Jeanine Banks
ISSUE DATE:	January 27, 2025

Grievance Committee – Julius Waltzer, on behalf of Rick Chavis

Grievance 15-2024

Julius Waltzer presented the report and recommendation of the Grievance Committee with regard to a grievance complaint filed by a group of Members who were playing in a golf foursome against a Member whose alleged conduct on the golf course did not conform to the Clubs Golf Rules or Golf Etiquette practices. This alleged conduct is in violation of the Club's Bylaws, Article X, Section 10.02.

The Grievance Committee recommends the Member be suspended from all Golf 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 across all activities and venues at Boca West Country Club.

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

Approval of Minutes

Motion: On a motion made by Robin Shulman and seconded by Mark Haberman, the minutes of the November 19 and November 21, 2024, Board meetings were approved.

Chairman's Report – Jeanine Banks

Jeanine Banks asked for a moment of silence for Board Member Arthur Adler who recently passed away. On behalf of the entire Board and Management, we express our sincere condolences to his loving wife, Shelly, and to the Adler family.

Arthur served on the Executive Committee and was Chairman of House and Activities and Long-Range Planning. He also served as a historian, with many years of Board experience at Boca West, an incredible career and someone who, through engaging stories, would bring keen insight, understanding and perspective to our vast history, milestones and evolution. Arthur was always thinking forward and thinking of the next big thing that would differentiate Boca West. Things like Tanglewood, The Boca West Children's Foundation and Hope Week to name a few. He was a dedicated family man and a great friend to many of us. May his memory be a blessing.

Board Vacancy

Jeanine Banks reported that, following consultation with the Club's outside Legal Counsel, the Legal Committee, Executive Committee and Management regarding the unexpected Board vacancy left by Arthur Adler's passing, it was recommended, given the timing of the nominating process and upcoming Annual Meeting that the Board seat remain vacant for the short remainder of the current Board term. This vacancy will be filled via the regular nominating process voted upon by our members.

Motion: On a motion made by Jonathan Schraub and seconded by Philip Edwards, the Board unanimously resolves and agreed not to fill the vacant Board seat for the remainder of the current Board term which ends on February 28, 2025. The vacancy shall be filled through the Board of Governor election.

Motion: On a motion made by Jeanine Banks and seconded by Bob Schwartz, the Board unanimously approves the reassignment of Committee Chairmanship and Officer duties are as follows and effective through February 28, 2025: Enid Hoffman, Secretary of the Board; Barry Robers, Long Range Planning Committee Chair; Jonathan Schraub, House and Activities Chair; No replacement assigned for Retail Committee Vice Chair.

Equity Refund Request

Jeanine Banks reported there is a request due to illness for the approval of a six-month extension to hold the equity refund for a Member while they seek a new residence within Boca West.

Motion: On a motion made by Bill Berkowitz and seconded by Danny Schulman, the Board approves the six-month extension.

General Business

Jeanine Banks provided a detailed explanation of the House Guest/Pink Guest Card category.

Jeanine Banks provided an update on the format for the Membership Briefing.

Jeanine Banks announced that a Special Board Meeting has been scheduled for January 15, 2025, and will be devoted to the Special Projects Committee and Club Improvement Program financing.

General Manager's Report – Matthew Linderman

Employee Recognition

Pam Elders, Director of Golf Instruction, was invited to the Board Meeting. Matthew Linderman and the Board of Governors congratulated Pam for receiving the impressive National PGA Player Development Award. This distinguished honor recognizes Pam's extraordinary contributions to the growing game of golf and her profound impact on the players and Members at Boca West. Pam will receive the award at the PGA show on January 23, 2025, in Orlando.

Financial Flash Report

For the period of December 1 through December 12, 2024

Golf Operations revenue and rounds; Golf Retail Merchandise revenues; Fitness and Spa revenues and services; Food and Beverage restaurant covers and revenues are all lower than budget due to timing of budget and unfavorable weather conditions. This is expected to improve as guests arrive for the Holiday season.

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

Delinquent Dues, Foreclosures and Downgrades

There are currently 29 delinquent Members and 11 of those have been delinquent for more than one year. Last year at this time, there were 31 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 December 16, 2024, there are currently 2,186 Golf players which is up 110 players from last year. This is 50 more players than in fiscal year 2007/2008. There are currently 347 Racquet Sports players, which is up 5 players compared to last year. The Racquet Sports community has not had these many players since fiscal year 2012/2013.

Current Club Projects and Construction

The Studio (Art and Epicurean 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.

There has been a delay in permitting for the Spa specialty showers. The County had additional questions on the drawings as they relate to ADA compliance. We have responded and expect to have the permits approved in the upcoming weeks; after which construction will begin with a goal of completion in early February.

General Business

Boca West has been honored with the prestigious 2025 AGM Platinum Award. This recognition highlights the Club's exceptional achievements in merchandising, promotions, and Member service. Matthew Linderman thanked Emily Gifford, Director of Retail, and her team for all they do. Being recognized among the top tier golf shops worldwide- across public, private, resort and off-course facilities is a testament of our hard work, creativity and unwavering commitment to enhancing the golf merchandising industry.

Matthew Linderman reported that he met with Members involved with an email that was sent to the Racquets Sports Captains. The email encouraged Members to forward the email as well as voice concerns against the proposal of the upcoming Capital Improvement Program as it relates to the Pickleball covered courts at a scheduled meeting with Matthew and the Racquets Sports community.

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

The Boca West Children's Foundation enters its 15th year having distributed over $19,000,000 to over 35 charities to help feed, clothe, educate, and make safe those children in our county who are most vulnerable. With help from the Board of Governors, club members and staff, we have made a tremendous difference to their lives and in our community.

We couldn't have done this without your help and support. Together, we have made a tremendous difference in children's lives. We thank you for your support and volunteerism and we hope to make each year more charitable than the previous one.

On December 15, we hosted our 15th Annual Boys and Girls Club Holiday Shopping and Breakfast gathering. It was an incredibly fulfilling day as 150 volunteers took the children from the Boys and Girls Club of Boca and Delray on a holiday shopping spree at Old Navy. Following the shopping excitement, the children were driven to a delightful breakfast celebration at Boca West County Club. The children savored delicious breakfast treats, picked out toys, and received generous harvest baskets filled with fresh turkeys and vegetables to help create a festive holiday meal for their families.

We are thrilled to announce that Wynonna Judd will make her debut at Boca West Country Club as the headliner for our 15th Anniversary Celebration on January 18. This milestone event promises to be an unforgettable evening, culminating with the drawing of the winning raffle tickets for our "Super Bowl and More" raffle. With over 800 guests expected (over 700 already confirmed), we aim to surpass our fundraising

goal of $1,000,000, as achieved in previous years. Raffle tickets will remain available for purchase until the time of the drawing, offering guests one last chance to participate in this exciting opportunity.

This event serves as a testament to the community's ongoing commitment to supporting the vital mission of the Foundation, and we look forward to celebrating this remarkable occasion with our supporters.

Audit Committee – Joan Attermann

The Committee and Club representatives met with RSM to receive the results for the annual audit for fiscal year end 2023/24. RSM rendered the Club with a clean opinion on the financial statements of the Club and the results of the audit reported no issues. No adjustments were recommended.

Joan Attermann expressed her gratitude for and thanks to Kathy Campbell, CFO, Kris Nielsen, Controller and the entire accounting department for their hard work and dedication.

Finance Committee – Arthur Schwartzman

Arthur Schwartzman reported that the November financials are not finalized; however provided some operational highlights for the month of November.

Fiscal year 2024/25 has started off strong with revenues higher than budget.

Motion: On a motion made by Arthur Schwartzman and seconded by Jeanine Banks, the Board unanimously approves the transfer of $89,783 from the Operating Fund to the Board Discretionary Fund leaving $1,000,000 in the Operating Fund as has been the Club's annual practice.

Hope Week – Danny Schulman

Danny Schulman reported that 10 charities will be represented for the 2025 Hope Week: The Boca West Chapter of the Pap Corps, Boca Helping Hands, The Fuller Center, Gilda Mallin Boca West Chapter of Hadassah; Habitat for Humanity; Lynn Cancer Institute; Place of Hope; Tri-County Animal Rescue; Literacy Coalition of Palm Beach County and The Boca West Children's Foundation. To date, 198 volunteers have signed up.

House and Activities – Jonathan Schraub

Jonathan Schraub presented one RFA for approval:

RFA 1901 from the Engineering Department for the unbudgeted expense to replace the water heaters for the main Country Club building.

Motion: On a motion made by Jonathan Schraub and seconded by Philip Edwards, the Board unanimously approves RFA 1901.

Leadership Program – Phil Edwards and Bill Berkowitz

The fifth session of the Leadership Development Program was held on December 18, 2024. The agenda was full and robust and consisted of the Club's Business Model presented by Howard Liebman and Kathy Campbell; the Club's Budgeting Process presented by Enid Hoffman; the Club's Financial Reporting and

Operational Highlights presented by Howard Liebman and Kathy Campbell; and Monitoring and Managing Operations presented by Matthew Linderman and Kathy Campbell.

The session was engaging with active participation. The sixth and final session is scheduled for January 22, 2025. All Board Members are invited to attend.

Membership Committee – Mark Haberman

Mark Haberman provided details for the New Member Cocktail Party on January 28, 2025. Board Members and spouses/significant others are to be in attendance.

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

Membership Statistics

As of December 16, 2024, closed and pending sales to new Members were 39 compared to 38 last year.

Board Approvals Needed

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

Nominating Committee – Philip Edwards

Philip Edwards thanked Enid Hoffman, Vice Chair and Arthur Schwartzman, Board Member at Large, and the Nominating Committee Howard Boilen, Kris Etter, Steve Forman, Myrna Lippman, Peter Ruben and Roz Wolpov, for their assistance in planning and the execution of the nominating process.

The Committee voted by secret ballot and has presented seven candidates. The following individuals were nominated for the five available Board seats: Teri Cox, Alan Lustrin, Jack Roth, Steven Roth, Jonathan Schraub, Linda Singer and Diane Zager.

The Nominating Committee has completed its assigned responsibilities for this year.

BWMA – Bob Schwartz

Bob Shwartz reported on the Master Association Board of Directors meeting held on December 18, 2024.

Ombudsman – Steve Roth

Steve Roth reported on questions and concerns that have been received regarding the Villages and Masters Association.

Unscheduled Topics

A Board succession plan with the current Board making recommendations to the incoming Board Members is recommended once again. Philip Edwards presented his recommendation for discussion.

Motion: On a motion made by Arthur Schwartzman and seconded by Bob Schwartz, the Board unanimously agreed with the recommendation.

Adjournment

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