BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	April 23, 2026
MEMBERS PRESENT:	A. Schwartzman, R. Schwartz, J. Schraub, J. Attermann, B. Berkowitz, G. Berkowitz, T. Cox, J. Lasker, A, Lustrin, B. Roberts, R. Roth, S. Roth, D. Schulman, R. Shulman, L. Singer, J. Banks (ex-officio)
MEMBERS ABSENT:	
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Arthur Schwartzman
ISSUE DATE:	May 15, 2026

Approval of Minutes

Motion: on a motion made by Danny Schulman and seconded by Linda Singer, the minutes of March 27, 2026 Board meeting were unanimously approved.

Chairmans Remarks – Arthur Schwartzman

Arthur Schwartzman called for a moment of silence in honor of Harvey Krauser, recognizing his lasting contributions and dedication to Boca West Country Club. Harvey served on the Board of Governors from 2005 to 2010, including as Chairman from 2009 to 2010, and chaired numerous committees throughout his tenure. He was remembered as a devoted member of the Club, loyal friend to many, and a dedicated family man whose impact on the Boca West community will long be remembered. May his memory be a blessing.

Arthur Schwartzman shared that Matthew Linderman will receive the 2026 James Brewer Award, a distinguished recognition honoring excellence in club management within large Country Clubs at the National Club Association Conference on April 29. He noted that the award reflects Matthew's exceptional leadership, vision, and dedication to the continued success of Boca West. Arthur Schwartzman and Jeanine Banks will travel to Ocean Reef Club and attend the award ceremony along with Matthew's family. It will be a proud and meaningful occasion to celebrate Matthew and this well-deserved recognition.

Boca West Community Advisors

The first leadership meeting was held on April 7. Danny Bejarano, President, and Mary Banmiller, Executive Director from the Boca West Master Association and Arthur Schwartzman and Matthew Linderman from the Club were in attendance. Several topics were discussed, including the dog park, security matters, and the Glades Road entrance project.

General Business

Arthur Schwartzman reported on the ongoing sales tax refund matter noting that we have received a response from the assigned conferee at the Department of Revenue's Informal Dispute Resolution Group in regard to the draft Board Resolution that was presented. Robin Shulman will provide details in the Audit Committee Report.

The Board was reminded that their Committee Goals are to be submitted to the Executive Office by May 2, 2026. Chairs will be asked to report on their committee's progress throughout the Board year at future Board Meetings.

Arthur Schwartzman provided an update on the Club's Line of Credit and Term Sheet negotiations.

Bob Schwartz and Jonathan Schraub have compiled a Grievance Guide handbook. The intent of the handbook is to provide it to Members going through the grievance process.

The Annual Board Retreat will be held at the end of September. We are currently in the process of finalizing the date, agenda and speakers.

At the conclusion of today's Board meeting, the Board will reconvene for an educational session on Boca West Realty and a Market Trend Report, presented by Laurie Andrews and Stephann Cotton of Cotton & Company.

General Managers Report – Matthew Linderman

Financial Flash Report

For the period of April 1 through April 18, 2026.

Golf Operations revenues and rounds are ahead of both budget and the prior year despite the closure of Course 1.

Golf Retail Merchandise and Equipment revenues are also experiencing a strong April, exceeding both budget and last year.

Fitness and Spa services continue to perform well, with revenues ahead of budget and the prior year.

Catering revenues and covers are above budget due to the timing of the Boca Raton Regional Hospital Phil Gild event, which had originally been budgeted in March but was held in April. Food and Beverage April revenues are approximately $160,000 ahead of budget, with covers exceeding budget by approximately 5,000.

Delinquent Dues, Foreclosures and Downgrades

There are currently 10 delinquent Members and five of those have been delinquent for more than one year. Last year at this time, there were 12 delinquent members and six of those were from previous years.

As of today, there are no foreclosed units compared to one at this time last year.

As of April 23, 2026, there are currently 2,240 Golf players, which is up 49 players from last year. This is on par with the number of players in fiscal year 2006/2007. There are currently 325 Racquet Sports players, which is down 34 players from last year. The Racquet Sports community has not had these many players since fiscal year 2014/2015.

Club Capital Improvement Programs

Matthew Linderman shared a tentative date has been set for the ribbon cutting of the Racquets Center, confirmation is pending final permit approvals. Phase 1 of the Golf & Activities project is scheduled to begin on target, mid-May.

Matthew Linderman provided an update on plans for a potential parking garage in the overflow parking lot. The Club continues evaluating options as part of the planning review process.

General Business

Matthew Linderman shared a report provided by the Boca West Master Association outlining the number of vehicles entering Boca West over the past two years. The report included a monthly breakdown of transponder access versus guest access activity. The numbers included employee vehicles as well as temporary transponders.

Cobalt continues to work toward implementing online dues payment functionality for this summer, which will include both ACH and credit card payment options.

Matthew shared some Club usage statistics for the current fiscal year through March 31, 2026:

- Restaurant Meals – 498,000 compared to 492,000 previous year and 408, 000 in 2024
- Golf Rounds – 92,200 compared to 90,900 previous year
- Pickleball – 24,000 compared to 25,000 previous year and 17,000 in 2024
- Tennis – 12,900 compared to 11,100 previous year and 10,400 in 2024

Matthew Linderman shared the Boca West Master Association has requested the Club display the Master Association Board of Director photographs on the bulletin boards in each of the Club buildings. The Board unanimously supported the request.

Construction Litigation

Matthew Linderman provided an update on the status of the ongoing construction litigation.

Human Resources

Matthew Linderman provided background regarding a recent incident involving two employees that had been reported on by local and national news outlets. He noted that the Human Resources Department responded appropriately and promptly upon receiving the report of the incident and followed established procedures in addressing the matter.

The Human Resources department has successfully launched the UKG Ready mobile app to employees, representing a significant step forward in enhancing accessibility, communication, and efficiency across the Club. UKG has been used for several years as our payroll platform, and this initiative empowers staff with convenient, real-time access to schedules, timekeeping, and important updates directly from their mobile devices.

The annual employee Wellness Fair was held on April 7 with over 300 employees in attendance. Of those in attendance, 135 employees completed the health screening administered by our health insurance partner.

In alignment with our P.R.O.M.I.S.E. value of "We are Active," we continue to extend educational and recreational workshops, events, and clinics to our employees, that range from wellness to work-focused upskilling to personal and practical sessions. This year, we are offering pickleball, golf, and yoga clinics, as well as nature walks, LinkedIn Profile workshops, and personal finance educations.

The Human Resources department is preparing for our Hospitality Management Interns that are scheduled to start on May 18. Twenty college students will join us this summer, from more than 10 universities around the country.

The current number of employees is 1,102 compared to 1,056 last year.

Audit Committee – Robin Shulman

Technical Assistance Advisement (TAA) – Florida Sales Tax Holiday

Robin Shulman reported that the Club has received an email from the assigned conferee at the Department of Revenue's Informal Dispute Resolution Group in response to the draft Board Resolution that was presented. The Board Resolution meets the necessary criteria to issue the refund to satisfy the requirements in section 213.756, F.S. Once the Department of Revenue has received the final Board resolution executed, the assigned conferee will work to complete and process the refund claim.

Legal – Jonathan Schraub

Jonathan Schraub presented a Resolution: Sales Tax Refund.

Motion: On a motion made by Steve Roth and seconded by Robin Shulman, the Board unanimously approves and accepts the Resolution Sales Tax Refund as follows:

WHEREAS, Section 212.04, Florida Statutes, provides that the sales of admissions are taxable in Florida;

WHEREAS, Rule 12A-1.005(4)(a)1 of the Florida Administrative Code states that "[d]ues and user fees paid to any organization, including athletic clubs, health spas, civic, fraternal, and religious clubs, that provide physical fitness facilities or recreational facilities, such as golf courses, tennis courts, swimming pools, yachting, boating, athletic, exercise, and fitness facilities, are subject to tax;"

WHEREAS, in 2023 and 2024, the State of Florida granted an exemption to the obligations arising under the above-cited regulations by virtue of limited "Sales Tax Holidays." Notwithstanding, Boca West Country Club, Inc., a Florida not-for-profit corporation (the "Club") paid all sales taxes on dues and fees paid between May 2023 through September 2023 and during July 2024 (collectively, the "Subject Timeframes") pending the issuance of a Technical Assistance Advisement ("TAA") from the Florida Department of Revenue (the "DOR") affirming that such payments were indeed exempt;

WHEREAS, on April 30, 2024, the DOR released TAA 24A-004M, substantiating the applicability of the sales tax exemption to payments made during the Subject Timeframes;

WHEREAS, on December 11, 2024, the Club filed a refund claim in the amount of $1,225,338.45 (the "Claim") was filed with the DOR;

WHEREAS, on April 2, 2025, the DOR, citing Section 213.756, Florida Statutes, advised that in order to issue a sales tax refund to the Club, it required evidence that such sales tax had been reimbursed by the Club to its members; and

WHEREAS, on April 6, 2026, following subsequent communications between the Club, its agents, and the DOR, the Club was informed that the DOR would accept a resolution from the Club's Board of Governors in lieu of adhering to the requirements of Section 213.756, F.S.

NOW, THEREFORE, BE IT:

RESOLVED, that the Club hereby authorizes all funds received from the DOR incident to the Claim to be credited to the membership accounts of its active members in strict conformity with the payment schedules heretofore compiled and submitted to the DOR; and be it

FURTHER RESOLVED, that to effectuate the preceding resolution, the Club's Accounting Department is hereby authorized, empowered and directed, in the name of and on behalf of the Club, to execute and deliver any such certificates, assignments, instruments, documents and agreements as the Club's Chief Financial Officer shall deem necessary or appropriate to accomplish the foregoing, or as otherwise required in order to undertake or initiate transactions contemplated in these resolutions; and be it

FURTHER RESOLVED, that such authorized officer of the Club be and is hereby authorized, directed and empowered on behalf of the Club to do such other acts and things as may be necessary or advisable in order to carry out and give effect to the full intent and purposes of these resolutions; and be it

FURTHER RESOLVED, that the Secretary be, and hereby is authorized and directed to certify to the DOR the passage of the foregoing resolutions and to certify that the provisions thereof are in conformity with the Articles of Incorporation and the Bylaws of the Club.

Communications and Marketing Committee – Teri Cox

Nothing to add in addition to the Committee minutes, with the exception of a reminder to Board Members of the Boca West magazine article deadlines.

Finance Committee – Joan Attermann

Joan Attermann reviewed the operational highlights from the first six months of the current fiscal year.

Golf Committee – Danny Schulman

Danny Schulman provided highlights from the April Committee minutes.

House and Activities – Robin Shulman

Robin Shulman provided an overview of the discussions from the April Committee meeting and shared that the House and Activities article in the June/July edition of the Boca West magazine will feature an interview with Sue Bowker, GM of Market Square.

Human Resources – Robert Roth

Robert Roth shared an overview on discussion from the Committees first meeting with the Human Resources Management.

Leadership Program – Barry Roberts

The first session of this year's Leadership Program was held on April 16, 2025, with 12 participants who were actively engaged. During the session, participants met key Club and Board leadership, and were given the opportunity to introduce themselves.

Barry Roberts recognized and thanked Jeanine Banks for her participation and guidance in support of this year's program.

Barry Roberts also provided Committee Chairs with the dates for their respective committee presentations throughout the program.

Lifestyle and Wellness – Alan Lustrin

Alan Lustrin provided highlights from the April Committee meeting.

Membership Committee – Linda Singer

Board Approval

Linda Singer presented a pre-approval applications for a potential New Member Nominee to the Board with the recommendation to decline the nomination.

Motion: On a motion made by Linda Singer and seconded by Jonathan Schraub, the Board unanimously accepts the recommendation to decline the new Member nominee.

Membership Statistics

As of April 20, 2026, closed and pending sales to new Members were 131 compared to 104 last year.

Racquet Sports Committee – Steve Roth

Steve Roth provided an update on the Racquets Center construction timeline as well as an update on the recent tournaments held at the Tennis Center.

Retail Committee – Gary Berkowitz

Gary Berkowitz provided highlights from the April Committee minutes.

Ombudsman – Bill Berkowitz

Bill Berkowitz reported that he has received a couple concerns and they have been addressed by Committee Chairs or Management.

Educational Session: Jonathan Schraub

Jonathan Schraub presented an overview of Robert's Rules of Order, providing guidance to Board members on the proper procedures for the clear and efficient handling of Board business requiring formal action and votes. The presentation emphasized the importance of maintaining fairness, structure, and consistency throughout Board proceedings.

Educational Session: Boca West Realty Market Report and AI Innovation

Laurie Andrews and Stephann Cotton of Cotton & Company presented the annual Market Trends Report for Boca West Realty and conducted a session on AI innovation and its applications within the real estate market.

Adjournment

There being no further business to discuss, the meeting adjourned to Executive Session at 12:45pm.