BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	June 23, 2026
MEMBERS PRESENT:	A. Schwartzman, R. Schwartz, J. Attermann, B. Berkowitz, G. Berkowitz, T. Cox, A, Lustrin, B. Roberts, R. Roth, S. Roth, R. Shulman, L. Singer, J. Banks (ex-officio)
MEMBERS ABSENT:	J. Lasker, J. Schraub, D. Schulman
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Arthur Schwartzman
ISSUE DATE:	June 24, 2026

Grievance Committee – Philip Edwards

Grievance 02-2026

Linda Singer recused herself from Grievance 02/2026.

Philip Edwards presented the report and recommendation of the Grievance Committee regarding a grievance complaint filed by one Member against another arising from a reported incident in Prime Cut on May 9, 2026. The complaint alleged that the Member engaged in confrontational and verbally abusive conduct toward another Member before and during dinner service. The reported conduct is in violation of Article X, Section 10.02 of the Club's Bylaws, and as such endangers the welfare, safety, harmony, and good reputation of the Club and its Members.

The issue stems from a conflict over the use of guest parking spots in Sabal Lake Village. Detailed reports, including written statements from Food and Beverage management and witnesses, was provided to the Board for review.

The Grievance Committee recommends the Member who the grievance was filed against be suspended from all activities and venues at Boca West Country Club for a period of one month; appropriate letters of apology to the Board of Governors and Matthew Linderman with appropriate reports documenting this grievance be placed in the Members' membership file.

Motion: On a motion made by Bob Schwartz and seconded by Joan Attermann, the Board accepts the recommendation of the Grievance Committee with the addition of appropriate reports documenting this grievance be placed in both Members membership files.

Philip Edwards left the meeting at the conclusion of the Grievance Committee report.

Chairman's Remarks – Arthur Schwartzman

Arthur Schwartzman reported that the Club currently maintains a $45 million revolving line of credit with Fifth Third Bank for the purpose of financing capital expenditures and other general corporate purposes. He noted that following discussions between Arthur Schwartzman, Joan Attermann, Club Management with Fifth Third Bank, an agreement has been reached to increase the existing credit facility from $45 million to $65 million, consistent with the authorization approved by the Membership at the Special Meeting held on March 27, 2025.

Joan Attermann presented a Resolution: Line of Credit Increase

Motion: On a motion made by Joan Attermann and seconded by Bob Schwartz, the Board unanimously approves and accepts the Resolution Line of Credit Increase as follows:

WHEREAS, BOCA WEST COUNTRY CLUB, INC., a Florida not-for-profit corporation (the "Club"), has heretofore obtained a revolving line of credit in the principal amount of Forty-Five Million and 00/100 ($45,000,000.00) Dollars (as previously amended, the "Credit Facility") from FIFTH THIRD BANK, NATIONAL ASSOCIATION (the "Lender"), for the purpose of financing capital expenditures, refinancing the Club's existing loan and for general corporate purposes; and

WHEREAS, the Club desires to extend and increase the Credit Facility to a principal amount of Sixty-Five Million and 00/100 ($65,000,000.00) Dollars

NOW, THEREFORE, BE IT:

RESOLVED, that the Club is hereby authorized and empowered to execute and deliver to Lender: promissory notes, credit agreements, security agreements, financing statements, amendments and any and all other documents (collectively, the "Transaction Documents") as may be necessary or required in order for the Club to consummate the extension of and increase to the Credit Facility; and be it

FURTHER RESOLVED, that to effectuate the preceding resolution, Matthew Linderman and William Berkowitz, the President and Secretary, respectively of the Club, and their authorized successors or assigns, be and they are each hereby authorized, empowered and directed, in the name of and on behalf of the Club, to execute and deliver the Transaction Documents, and such other certificates, assignments, instruments, documents and agreements as either shall deem necessary or appropriate to accomplish the foregoing, or as otherwise required in connection with any of the Transaction Documents, all in such form as such person shall

approve, as evidenced conclusively by such person's execution thereof, and to designate to Lender in writing from time to time employees of the Club permitted to undertake or initiate transactions contemplated in these resolutions; and be it

FURTHER RESOLVED, that such authorized officers of the Club or any one of them be and are 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 perform on the part of the Club the covenants, conditions and agreements on its part to be carried out and performed, as provided in the Transaction Documents, and in order to carry out and give effect to the full intent and purposes of these resolutions; and be it

FURTHER RESOLVED, that the foregoing resolutions shall remain in full force and effect until written notice of their amendment or rescission shall have been received by such of the Lender's departments, offices, branches, and correspondents as may be concerned and that receipt of such notice shall not affect any obligations entered into by the Club prior thereto or action taken by the Lender prior thereto; and be it

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

Adjournment

There being no further business to discuss, the meeting adjourned at 2:25pm.