BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	June 25, 2026 and June 26, 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:	August 17, 2026

June 25, 2026: Regularly Scheduled Board Meeting

Approval of Minutes

Motion: on a motion made by Jeffrey Lasker and seconded by Robert Roth, the minutes of May 21, 2026 Board meeting were unanimously approved.

Motion: on a motion made by Linda Singer and seconded by Teri Cox, the minutes of June 4, 2026 Board meeting were unanimously approved.

Motion: on a motion made by Robert Roth and seconded by Teri Cox, the minutes of June 23, 2026 Board meeting were unanimously approved.

Arthur Schwartzman – Chairmans Remarks

Technical Assistance Advisement (TAA) – Florida Sales Tax Holiday

Arthur Schwartzman reported that the Club has received a determination letter from the Florida Department of Revenue approving the Club's sales tax refund claim. The approved refund excludes amounts related to individuals who are no longer active Club Members; those former Members will need to pursue any applicable refund directly with the Department of Revenue. Once the Club receives the refund from the State, the applicable sales tax amounts will be credited to the monthly accounts of active Club Members.

General Business

The Annual Board Retreat will be held on October 4 and 5. The agenda and speakers are to be finalized.

The Special Projects Committee met on June 24. Matthew Linderman, Travis Wehrs and Arlett Hudson, the Club's Project Manager, provided an update on the progress of the Club's current Capital Improvement Projects as well as an overview of future projects under consideration.

Arthur Schwartzman reported that the Executive Ad-Hoc Legal Committee meeting was held on June 9. A Special Board Meeting has been scheduled for June 26 to review matters discussed.

Arthur Schwartzman recognized the collective efforts of those involved in the budget process, including Joan Attermann, Robin Shulman, the Budget Committee, Matthew Linderman, Kathy Campbell, Anna O'Neill, Kris Nielsen and the Department Heads. He thanked the group for their exceptional work, collaboration and thoughtful approach in developing the 2026/27 budget and acknowledged the strong results achieved through their efforts. The proposed budget will be formally presented to the Board at this meeting by Mrs. Attermann.

Arthur Schwartzman noted that at the conclusion of the Board meeting, Travis Wehrs, Director of Golf, will provide the Board an overview of the Golf Department, including the operations functions and responsibilities.

Boca West Children's Foundation - written report provided by Pam Weinroth

This summer, the Boca West Children's Foundation continued its commitment to providing enriching experiences for children throughout our community by sponsoring our annual Pickleball Camp. The first week of camp was held in June, with a second week scheduled for July. Children from both campuses of The Fuller Center, with approximately 60 children participating in the program. The camp provides a fun and active environment where children learn new skills, build confidence, develop teamwork, and enjoy a positive summer experience they might not otherwise have access to. The Foundation is grateful to the volunteers, instructors, and supporters who help make this program possible and create lasting memories for these deserving children.

On June 26, the Foundation will hold the first World Cup Raffle, featuring two tickets to the 2026 FIFA World Cup Final as the grand prize. The raffle generated tremendous excitement throughout the community and attracted supporters eager for the chance to attend one of the world's most anticipated sporting events. The raffle served as an important fundraising initiative to support the Foundation's mission of helping vulnerable children and families throughout Palm Beach County.

General Managers Report – Matthew Linderman

Financial Flash Report

For the period of June 1 through June 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 June, exceeding budget. The Pickleball Shoppe is experiencing strong merchandise and equipment sales since the opening last month.

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

Catering revenues are ahead of budget due to the addition of unbudgeted events. Food and Beverage June revenues are approximately $26,000 ahead of budget, with covers exceeding budget by approximately 370.

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 10 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 June 22, 2026, there are currently 2,238 Golf players, which is up 47 players from last year. This is on par with the number of players in fiscal year 2006/2007. There are currently 324 Racquet Sports players, which is down 35 players from last year. The Racquet Sports community has not had these many players since fiscal year 2014/2015.

Human Resources

Matthew Linderman reported that the Department of Homeland Security has suspended Temporary Protected Status for Haitian nationals, impacting 29 Club employees whose current work authorizations expire July 1. Many of these employees have been valued members of the Club's team for more than five years, including 13 employees in Golf Course Maintenance and 10 in Culinary. The Club is actively recruiting locally to fill the affected positions and working to minimize any impact on operations.

Preparations for the upcoming seasons International Staff are progressing. The Club has received the Prevailing Wage Determinations from the Department of Labor for all H-2B positions. The Human Resources department is continuing to work with immigration counsel and Workaway International on the H-2B application process.

The 40 J-1 participants from Portugal have arrived and will work in various areas around the Club, including Food and Beverage, Culinary and Lifestyle and Wellness. All participants are University students studying Hospitality and will work through October 3, gaining valuable hands on experience while supporting Club operations.

The Club's Hospitality Management Interns continue to have a meaningful and engaging Summer experience, attending weekly Boca West Academy sessions and rotating through various departments across the Club. The interns participated in a service day on June 16 at a local mango farm where they harvested 1,500 pounds of mangoes, which were distributed to families who are food insecure in the community.

The current number of employees is 858 compared to 784 last year.

Lifestyle and Wellness Enhancements

Matthew Linderman reported that, after meeting with several physical therapy providers to identify the best fit for Boca West, a Letter of Intent has been executed by Vanderlinde Physical Therapy, and a lease agreement will sent in the next week. Vanderlinde is well established in Boca Raton and the surrounding community and many Boca West Members have utilized their Boca Raton office over the years and consistently shared positive feedback regarding the quality of care and service provided.

Matthew Linderman reported that the transition to Vanderlinde Physical Therapy provides an opportunity to refresh the existing space while further expanding the Club's fitness and wellness offerings. From July through October, the physical therapy offices and adjacent fitness floor space will be renovated and reconfigured to include a private Pilates studio, a dedicated Mindful Movement studio, and a new Recovery Zone designed for stretching, recovery, and wellness activities. These enhancements respond to growing Member participation and requests for additional wellness programming. Vanderlinde Physical Therapy is anticipated to open October 1, with the new fitness and wellness spaces scheduled for completion prior to November 1.

Robin Shulman presented an RFA for approval:

RFA 1986 for the unbudgeted expense for interior renovations of the Lifestyle Centers Physical Therapy area.

Motion: On a motion made by Robin Shulman and seconded by Jeffrey Lasker, the Board unanimously approves RFA 1986.

Club Capital Improvement Programs

The Country Club Building carpet replacement project, including new carpeting in the Grand Ballroom and new tile and carpeting throughout the prefunction areas, will begin July 7, with completion anticipated by Labor Day.

Construction on Phase I of the Golf and Activities Building continues with the Multipurpose Ballroom on scheduled for completion by Labor Day and the Locker Rooms and Cardrooms by Thanksgiving.

The Administration and Operations Building also remains on track, with the exterior anticipated to be substantially complete by Thanksgiving and interior completion targeted for February 2027.

Golf Course 1 renovation continues to progress well.

At West Racquets, the final pickleball courts are curing, with fencing installation to follow. Construction at East Racquets and the adjacent parking lot continues to move forward, with the parking lot expected to reopen by Labor Day and provide 44 additional parking spaces.

Matthew also reviewed upcoming projects planned for Summer 2027.

General Business

As reported at the May Board Meeting, RSM has completed its IT Risk Assessment. Management has reviewed the discovery and recommendations and will be meeting with RSM next week to review the recommended roadmap. A Special IT Projects Committee meeting will be scheduled to review the findings and recommendations in greater detail.

Matthew Linderman reviewed a report by the Master Association detailing the number of transponders issued to Member residents from 2023 through 2026. There was a significant increase over the period with 3,272 transponders issued in 2023 compared to 7,812 in 2026.

Matthew Linderman shared industry data from the National Golf Foundation highlighting the continued growth of golf participation. From 2020 through 2025, on-course participation among women increased by approximately 45%, compared with approximately 12% growth among men, demonstrating the significant growth and increasing influence of women in the game of golf.

The tee time reservation system for the new Short Course has been developed, and work is underway to integrate Book4Time with the Club's back-of-house systems. He also reported that a new employee app is scheduled to launch in the fall, and Group Valet services will now be integrated into the Cobalt platform.

Construction Litigation

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

Employee Recognition

Misty Stewart, Director of Lifestyle and Wellness, was invited to the Board Meeting to be formally recognized for being named by BoardRoom Magazine as one of its 30 Influential Women Leading the Future of Private Clubs. Selected from 86 nominees across the private club industry, Misty was recognized for her leadership, innovation, mentorship, and meaningful contributions to the Member experience and the evolution of wellness within private clubs.

The Board and Matthew congratulated Misty on this well-deserved recognition that reflects both her leadership and the innovative Lifestyle and Wellness programming she continues to bring to Boca West.

<u>Budget Committee – Joan Attermann</u>

Joan Attermann expressed her sincere appreciation to, Arthur Schwartzman, Robin Shulman, Budget Committee Vice Chair, the Budget Committee and Professional Staff on an outstanding job working on the budget.

The Management Team, in consultation with Committee Chairs, went through individual departmental budgets first and made suggestions on items they believed could be deleted, as well as anything they had on their wish list for additions.

This past budget year, with all the Clubs amenities open, Golf rounds, Pickleball and Tennis court times as well as the Dining Venues continue to see an increase in usage. With this in mind, the Committee set out on the budget process to balance rising costs with maintaining and exceeding the level of excellence our Members have come to expect.

After evaluation of the Club's operating expenses and incremental revenue, the Committee has proposed an increase for social dues for the upcoming fiscal year. The new dues will reflect an increase of $1,750 or 7.7% in social dues, over the prior year; the smallest percentage increase in each of the past four fiscal years, which have seen increases of 8.2%, 10.8%, 13.0% and 17.4%, respectively.

While many factors affected the increase in expenses, the primary driver of this increase is directly attributed to rising costs associated with wages, prevailing wage requirements regulated by the federal government for international employees, employee benefits, and housing for our international employees. This also includes staffing for additional dining, events and activities during the summer, in response to the request of the increasing number of year-round members. Other factors contributing to the increase are utilities, insurance and maintenance costs.

Motion: On a motion made by Joan Attermann and seconded by Robin Shulman, the Board unanimously approves the Social dues and the Social plus Golf and Racquet Sports dues presented for the 2026/27 budget.

Finance and Treasurer Report – Joan Attermann

Joan Attermann reviewed the operational highlights through May 2026 and the first eight months of the fiscal year, reporting that overall, the Club continues to perform better than budget. Club operations remain on target and under Management's control, the balance sheet remains strong, and home sales continue to climb and are exceeding the prior year. While certain expense categories are tracking above budget, these variances have been offset by favorable variances in salaries, wages and benefits, as well as Member activities.

Year-to-date variances have been carefully evaluated and their anticipated impact has been incorporated into the budgeting process.

Communications and Marketing Committee – Teri Cox

Teri Cox provided an overview of the June Committee meeting and shared a new Mobile App Guide that will be distributed to the Membership to help Members better navigate the APP and utilize its features.

Hope Week – Teri Cox

Teri Cox shared that planning is underway for the 2027 Hope Week. The charity partners will meet in September to officially kick off the planning process and begin coordinating opportunities for Member participation and community impact.

Golf Committee – Danny Schulman

Danny Schulman provided highlights from the June Committee meeting.

House and Activities – Robin Shulman

Robin Shulman provided an overview of the June Committee meeting discussions and shared that the Committee is reviewing the Dining Dress Code.

Lifestyle and Wellness Committee – Alan Lustrin

Alan Lustrin once again shared his congratulations for Misty Stewart on her well-deserved recognition and shared how fortunate Boca West is to have her leadership. Misty's experience, energy, and forward-thinking approach have been instrumental in the growth and success of the Club's Lifestyle and Wellness programming.

Membership Committee – Linda Singer

Membership Statistics

As of June 22, 2026, closed and pending sales to new Members were 173 compared to 137 last year.

Nominating Committee – Bob Schwartz

Bob Schwartz reported that the three Board Members serving on the Nominating Committee are currently reviewing prospective Member candidates to serve on the Committee. A proposed list of candidates will be presented to Board for consideration in the upcoming months.

Racquet Sports Committee – Steve Roth

Steve Roth provided an update on the Racquets Center construction and reviewed the training clinics and programming being offered throughout the Summer.

The agreement with Christa Gecheva, the Club's pickleball professional, will expire September 5, 2026. The Club is currently evaluating prospective pickleball professionals and potential partnerships for the upcoming season.

Retail Committee – Gary Berkowitz

Gary Berkowiz provided highlights from the June Committee meeting.

BWMA – Bob Schwartz on behalf of Steve Roth

Bob Schwartz provided an updated on the Safety and Security Committees initiatives.

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: Travis Wehrs, Director of Golf

Travis Wehrs joined the meeting and provided an overview of the operations and processes within the Golf Department.

Adjournment

There being no further business to discuss, the meeting adjourned to Executive Session at 3pm.

June 26, 2026: Special Board Meeting

Chairman's Remarks - Arthur Schwartzman

Arthur Schwartzman opened the discussion by acknowledging the importance and sensitivity surrounding future Club Capital Improvement Projects. Consideration of future improvements must be approached thoughtfully and responsibly, with careful attention to the Club's long-term needs, financial position, and the priorities of the Membership. He noted that discussions remain preliminary and stressed the importance of a deliberate process as the Board evaluates future needs and opportunities to maintain and enhance the Club.

Motion: On a motion made by Arthur Schwartzman and seconded by Bob Schwartz, the Board unanimously agrees to move into Executive Session.

Motion: On a motion made by Linda Singer and seconded by Alan Lustrin, the Board unanimously agrees to move out of Executive Session.

Adjournment

There being no further business to discuss, the meeting adjourned at 11:30am.