BOCA WEST
COUNTRY CLUB

MINUTES

MEETING:	Board of Governors
DATE:	August 20, 2026
MEMBERS PRESENT:	A. Schwartzman, 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
MEMBERS ABSENT:	With Notice: R. Schwartz, J. Banks (ex-officio)
PARTICIPANTS:	M. Linderman, K. Campbell, L. Stefaniw
FOR INFORMATION:	The Board of Governors
ISSUED BY:	Arthur Schwartzman
ISSUE DATE:	September 22, 2026

Approval of Minutes

Motion: on a motion made by Linda Singer and seconded by Robert Roth, the minutes of June 25, 2026 Board meeting were unanimously approved.

Motion: on a motion made by Robin Shulman and seconded by Danny Schulman, the minutes of June 26, 2026 Board meeting were unanimously approved.

Arthur Schwartzman – Chairmans Remarks

Arthur Schwartzman provided a brief overview of the matters currently under review by the Legal Committee.

The Boca West Master Association proposed budget has been reviewed, comments will be shared with Danny Bejarano and Mary Banmiller.

The Club's Executive Office has received productive feedback from the Membership regarding the 2026-27 budget, including several questions related to the new Schedule of Fees.

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

Summer Programs

The Boca West Children's Foundation has had a very active summer, providing funding for programs that gave children throughout our community opportunities to stay active, continue learning, develop new skills and enjoy experiences they might not otherwise have had. Our summer support included programs at The Fuller Center, the Adolph & Rose Levis JCC, Florida Atlantic University and PROPEL.

Pickleball Camp at Boca West Country Club

We completed two successful weeks of our annual Pickleball Camp at Boca West Country Club, serving children from The Fuller Center's East and West campuses. We are especially grateful to Boca West Country Club and its staff for making this program possible. The new covered courts provided an outstanding setting for this year's camp and allowed the children to enjoy a first-class experience.

Additional Summer Camp Funding

The Foundation also funded several other summer programs:

- Camp Kavod at the Adolph & Rose Levis JCC provides a specialized summer camp experience for children and young adults with special needs, encouraging participation, friendship, confidence and independence.
- FAU Band Camp gives young musicians the opportunity to strengthen their musical abilities while developing discipline, teamwork and confidence.
- PROPEL PLAY provides students with a broad range of enrichment activities, including swimming, boxing, dance, drumming, self-defense, chess, robotics and reading. One of the program's notable successes this summer has been seeing children who were initially hesitant to enter the water develop confidence as swimmers.

Summer funding is an important part of the Foundation's work. For many of the children we serve, these programs provide more than recreation. They offer safe, structured environments, continued learning, positive role models and opportunities to discover new interests and abilities.

As our summer programs conclude, we are beginning preparations for our fall initiatives. Planning is underway for our holiday programs, including Holiday Shopping and our Holiday Carnival.

We are grateful to Boca West Country Club, its staff and members for their continued partnership. This summer's Pickleball Camp is another example of how that partnership allows us to provide experiences for children that go well beyond financial support.

General Managers Report – Matthew Linderman

Financial Flash Report

For the period of August 1 through August 13, 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 month, exceeding budget. The Pickleball Shoppe continues to experience strong merchandise and equipment sales since its opening.

Fitness and Spa services continue to perform well, with revenues ahead of budget but slightly below last year's actuals.

Food and Beverage revenues are approximately $30,000 ahead of budget, with covers exceeding budget by approximately 706.

Delinquent Dues, Foreclosures and Downgrades

There are currently eight delinquent Members and five of those have been delinquent for more than one year. Last year at this time, there were nine 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 August 18, 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 323 Racquet Sports players, which is down 36 players from last year. The Racquet Sports community has not had these many players since fiscal year 2014/2015.

Legal

Matthew Linderman provided the Board with an update on active litigation impacting the Golf Course 1 construction project.

Department Head Introduction

Anna O'Neill, the Club's newly hired Director of Finance and newest Department Head was formally introduced to the Board. Anna was welcomed and we look forward to working with her on the Leadership Team.

Human Resources

Matthew Linderman reported that Laura Apollo, Director of IT/Retail Receiving, will be retiring after 43 years of service to the Club. The search for a new Director of IT is actively underway, with two external finalists and one internal candidate scheduled to be interviewed next week.

The Human Resources recruiting trip to South Africa was highly successful, resulting in offers being extended to 87 new applicants. There is an exceptionally strong return rate for the 2026 -27 H-2B season, with 339 returning employees accepting offers, representing a 79% return rate compared to 74% last year. In total, 426 H-2B positions have been filled for the upcoming season.

Employee Family Fun Day scheduled for August 3 was canceled due to inclement weather. Due to Club operations, this will not be rescheduled this year.

In alignment with the Club's P.R.O.M.I.S.E. value of "We Are Active", the Employee Wellness Clinics offered during the summer months provide employees limited access to select Club amenities. Offerings include Pickleball, Golf and Yoga clinics, as well as Spin and Pilates classes. Participation has been strong, and employees continue to value the opportunity to experience and enjoy the Club's amenities

The Club's Hospitality Management Interns have successfully completed the 12-week internship. The program concluded with a second Service Day benefiting In Jacob's Shoes and a graduation celebration on August 6. Three interns have been offered to return next summer for a Manager Trainee Program.

The Department Heads attended a CMAA Financial Workshop on August 10 at Mizner Country Club. The workshop provided a valuable opportunity for education, professional development and networking with industry peers, while helping ensure the Club continues to follow best practices in financial management and operations.

The current number of employees is 739 compared to 683 last year.

General Business

The Club, in partnership with the Master Association has completed the annual Non-Equity study. There are currently 150 Non-Equity units and are consistent with the agreement.

Matthew Linderman provided an update on the RSM IT Assessment. Completion of the final roadmap has been delayed due to turnover within RSM. Management continues to work closely with RSM to advance the process and receive the final results and recommendations.

Tagmarshal

Travis Wehrs, Director of Golf, joined the Board meeting to introduce Tagmarshal, a golf course management technology designed to assist with monitoring pace of play and improving overall golf course operations and the Member experience.

Golf Course Construction

Travis Wehrs and Matthew Linderman provided an update on the construction of Golf Course 1. They reported that the FPL line that needs to be rerouted has experienced delays and that Management continues to work closely with the appropriate resources to move the project forward. Construction sequencing has been adjusted where possible to minimize the overall impact of the delay and maintain progress across the project.

The Short Course continues to grow in well, and construction on Course 1 is advancing, with 16 of the 18 greens and surrounding cavities completed. Completing the remaining two greens remains a key priority, with the project teams working collaboratively to maintain momentum and minimize schedule impacts.

Danny Schulman commended Matthew, Travis and the entire project team on their continued efforts and the progress achieved to date.

Club Capital Improvement Programs

Construction at East Racquets remains on schedule and the Country Club parking lot remains on target for completion by Labor Day weekend.

The Administration and Operations building is advancing, with the roof installed, framing underway and mechanical work has commenced. Exterior completion is anticipated by Thanksgiving, with the interior scheduled for completion in March 2027.

Phase 1 of the Golf and Activities building renovation remains on schedule, with the Multipurpose Ballroom anticipated to reopen by Labor Day.

The Loading Dock has experienced some delays, with a TCO anticipated by Labor Day weekend and the final CO expected by the end of September.

The Physical Therapy renovation remains on track for an October 1 opening and the new wellness studios completed by mid-October.

Matthew also provided an overview of the projects planned for next summer. These projects are part of the Capital Improvement Program approved by the Membership in 2025.

Construction Litigation

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

Finance and Treasurers Report – Joan Attermann

Joan Attermann provided an update on discussions with Fifth Third Bank regarding the interest rate swap and reviewed several highlights and considerations discussed with the Bank.

Joan also reviewed the operational highlights through July 2026, the first nine 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 exceed the prior year. While certain expense categories are tracking above budget, these variances continue to be offset by favorable variances in salaries, wages and benefits, as well as Member activities.

House and Activities – Robin Shulman

Robin Shulman reported the Dress Code remains under review, with the Committee's recommendations to be presented to the Board at the September meeting.

Legal – Jon Schraub

Jonathan Schraub provided a high-level overview of the proposed Bylaw amendments and reviewed the key areas under consideration that will be presented to the Board at a future meeting.

Membership Committee – Linda Singer

Membership Statistics

As of August 18, 2026, closed and pending sales to new Members were 201 compared to 160 last year

Mission and Vision Sub-Committee – Barry Roberts

Barry Roberts provided an update on the Mission and Vision Sub-Committee, which has held two meetings to date, with one additional meeting scheduled. The Sub-Committee's recommendations will be presented to the Board for review and discussion as part of the upcoming Board Retreat.

Ombudsman – Bill Berkowitz

Nothing to report.

Unscheduled Topics

Teri Cox shared the first Committee meeting for Hope week is scheduled for September 4, 2026.

Adjournment

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