

Manager's Memo

Access Device Replacement What You Need to Know...and More!

By Kathryn C. Danella,
LSM, PCAM



One of the hottest controversies of our community seems to be the replacement of Access Devices and the \$75 first-time cost or \$50 replacement fee. Residents are correct that the assessments they pay covers the expenses of the not-for-profit Community Association, but we do not budget

any expense for the actual devices, replacement of the readers or other components of the system, or any upgrades or new technology we purchase for our Access Control programs.

All expenses are paid from the revenue of the sale of the devices. The reason we do not include these expenses in the budget and instead as a "user fee" is because some residents do not have a vehicle and do not have a device, while others have a family of four drivers. Our method is the same used by all gated club communities in the area for this reason. Revenue generated by the Community Association offsets expenses, thereby reducing assessments. Remember, residents are the only members of this not for profit corporation established to maintain your assets and provide community services. You are the shareholders and the beneficiaries.

The devices sold by BPCA are purchased from the

manufacturer. The battery is sealed in the device case and our experience shows an 8 to 10 year life!

Yes, there are those out there that can unseal the case, solder in a new battery and scotch tape the case back together. But how long will it last? We are already having residents replacing ones where they tried. They feel duped that they only got a year's use. And remember, when you pay someone else, you are shorting YOUR corporation the revenue which offsets YOUR assessments.

If you have received an email from a resident promoting their battery replacement business, please know this is not endorsed by BPCA. We have received many calls from residents who are annoyed, alarmed, or quite frankly creeped out by unsolicited emails offering device battery replacement.

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Interested in Being an Association Volunteer?

Are you interested in volunteering to serve on a committee or Interested in running for the Community Association Board? Then read on. Boca Pointe Community Association (BPCA) will be scheduling its Annual Meeting in the near future for the Village Presidents, who serve as the Voting Members of BPCA.

Included on the agenda will be the election of new members to the BPCA Board of Directors. There are fifteen seats on our Community Association Board; roughly half are elected each year to fill two year terms. The Board includes nine District Directors and six At Large Directors. At the 2015 meeting, new Directors must be elected for the following Districts:

- District 2 Promenade, Imperial Royale, Imperial, Regency, and Panaché
- District 4 El Viento, La Paz, and Southwinds
- District 6 Villa Flora, Montego Bay, Villa del Sol, and Palladium
- District 8 Costa Del Sol and Costa Brava

Prior to the Annual Meeting, the Village Presidents within the above named Districts will gather to determine who will be nominated to represent their area for the next two years.

In addition to District Director positions, there will be three At Large Directors elected. These three positions will be filled by the nominees receiving the most votes cast by the Voting Members present (in person or by proxy) at the Annual Meeting.

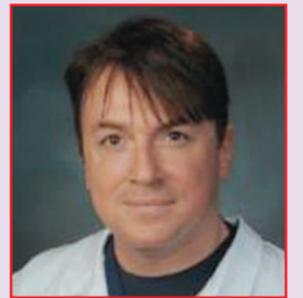
We ask that anyone interested in running for the BPCA Board have a basic understanding of the distinction between the responsibilities of the Community Association, Country Club, and Village Associations. Further, we ask that volunteers have some experience in serving on either a Village Board or a Community Association or Country Club committee.

If you are interested in running for an At Large Director position on the Community Association Board, please contact Darlene Kessarlis at the BPCA office to request a Profile Sheet to complete. If you would like to be considered for one of the committee positions in the coming year, please email info@bocapointe.com introducing yourself, your area of expertise and where you feel you could best contribute.

If you are new to the community and would like to get involved in your Village, contact someone on your Village Board of Directors or email your property manager and let them know where you would like to participate. ■

Come One, Come All Come One, Come All Save the Date March 24 at 7 p.m.

Hospital Hosts MEET YOUR DOCTOR at Boca Pointe
By Arthur Dermer, Hospital Volunteer



Dr. Richard Cartledge, M.D., FACS
Chief of Cardiac Surgery,
Christine E. Lynn Heart & Vascular Institute
at Boca Raton Regional Hospital

All residents of Boca Pointe are cordially invited to attend a Town Hall Meeting to be held on Tuesday, March 24 at 7 p.m. in the Main Dining Room of the Club at Boca Pointe. At that time the Boca Raton Regional Hospital (BRRH) will host a special "Meet Your Doctor" reception and informational program. Featured will be Dr. Richard Cartledge, Chief of Cardiac Surgery at the Christine E. Lynn Heart & Vascular Institute at Boca Raton Regional Hospital (BRRH). Dr. Cartledge is a cardiothoracic and vascular surgeon, a specialist in heart valve surgery and a regional pioneer in minimally invasive heart valve surgery.

There will also be remarks concerning the newly opened Marcus Neuroscience Institute. This facility is serving as a state-of-the-art center of care for neurological patients helping physicians diagnose and treat patients with a variety of disorders including Alzheimer's and Parkinson diseases. A significant portion of the evening will be set aside to listen to your comments and to respond to your questions.

During the past six years about 2,000 residents of Boca Pointe have attended Town Hall Meetings sponsored by the hospital. I am sure you will find this program exciting and informative.

Refreshments will be provided. This is not a fundraising event and there will be no solicitations of any kind.

This program will be open to all residents of Boca Pointe including non-club members. For those residents who have not seen the newly redecorated and modernized clubhouse, this is a good chance to see what's up in Boca Pointe. **I hope you will put aside the evening of March 24 to attend this event. We look forward to seeing you there.** Call (561) 955-3339 if you have any questions regarding this program. ■

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