

Palm Worth, Inc.
Board Meeting
November 10, 2016
Palm Worth Clubhouse

1. CALL TO ORDER- Meeting called to order by Juanita Leary, Board President at 10:16 a.m.

Board members present:

Juanita Leary President

Jim Apostolico Vice President

Marian Day Secretary

Jim Curtis Director

MaryAnn O'Bryan and Rusty Moran Directors present via conference call

Glenn Keller Treasurer was absent

2. ROLL CALL- Quorum of the Board was present and verified. Building Manager Marcy Cresswell, LCAM was present along with several shareholders

3. PREVIOUS BOARD MEETING MINUTES - Marian Day **moved** that we waive the reading of the March 29, 2016 minutes and that they be approved. Second by MaryAnne O'Bryan and approved by all.

4. SECRETARY'S REPORT - Marian Day **moved** to approve for the record the following votes done previously through e-mail: Sale of unit 214 from Graiziger to Mark H. Eggen and Eileen Eggen, Sale of unit 111 Moffitt to Robert Tiplick, new A/C units 101, 201, 514 and 107, construction application unit 509, stock certificate and proprietary lease title change unit 401 from Carol Boyle to Arthur A. Boyle and Carol M. Boyle, rental of unit 301 Schrage to Graf, **motion** to approve made by Jim Apostolico, 2nd by Jim Curtis and approved by all.

5. TREASURER'S REPORT- Financial report ending September 30 was reviewed by Jim Apostolico in the budget meeting prior to Board meeting

6. OLD BUSINESS

1. Radon Testing – Juanita stated that Palm Worth is doing a long term Radon test in each apartment for more accurate reading and that they will be removed in December.

2. Pool Deck – Kevin has marked and is monitoring the pool deck and it has been determined that there are no major issues with sinking at this time. This will be discussed later by the building committee.

3. Termite Inspection – There was prior discussion of having all apartments inspected for termites. Two companies stated that this is not recommended and would be a waste of money

4. Security Cameras- The security cameras are up and running and recording.

5. Painting of Hurricane Shutters & Doors – All shutters and doors have been painted.

7. COMMITTEE REPORTS

1. Social - Calendar of Events for the Season – MaryAnn OBryan and Sandy Moran have tentatively scheduled the following events:

Wednesday January 18th – Welcome Back Appetizer Dinner Party

Sunday February 19th – Fab Fifties Dinner

Monday March 13th – Bingo Fund Raiser

Sunday March 26th – Golf Outing – looking for volunteers to help coordinate

Sunday April 16th – Easter Dinner

Monday April 24th – End of Season Party

2. Building Committee – Jim Apostolico will call a meeting early January to reorganize. Some items for discussion will be: radon, parking lot, pool deck, construction or walkway next door
3. Beautification Committee – Vickie Gerwig reported that pool pots have been planted, flowers for atrium will be planted next week, and there will be some bushes around the pool and ponds that will need to be replaced.
4. Citizens Association – Linda Brennan attended the meeting, some of the things discussed were: Zika, property taxes (information will be posted on PW website), and underground utilities. You can get additional information on the Town of Palm Beach website.

8. NEW BUSINESS

1. Results of Water Damage to Tier 10 – A subcontractor in unit 509 cut a pipe in a wall that caused a leak down the 10 stack. A restoration company was called in and dehumidifiers and dryers were put in units 410, 310, 210 and 110. Palm Worth is responsible for the doors, ceiling panels in hall, ceiling repairs and baseboards that were removed. It is recommended that shareholders have personal property insurance for these types of unforeseeable events. If you notice any water that looks suspicious please notify the building committee, a Board member, or Marcy or Kevin.
2. Kevin's Inspection of Apartments & Owner's Responsibility – Kevin checks the apartments 1 time per month. He has a list provided by Palm Worth of items he is responsible for checking and notifying unit owners about. It is the owner's responsibility to make sure that no perishable food is left on the counters or in the refrigerator or freezer. Marcy and Kevin have been instructed to throw away food on counters if no one is known to be in the apartment.
3. Status of Access to Kreusler Park & Meetings with the County & Town – At the Town Council Meeting on Nov. 9, attended by Juanita, Jim Apostolico, Marian Day, and our attorney, as well as numerous shareholders, it was determined that the County did not obtain Town Approval when the LaPalma easement walkway was moved in the 2001 - 2002 period and therefore the walkway would need to be realigned over the designated easement. This easement is located along our southern property line abutting the County property. Because Palm Worth knew this was going to occur, we had many meetings with the County and met in a joint meeting with LaPalma. An agreement was drawn up that stipulated that the meandering walkway would remain in addition to the LaPalma Easement walkway and that Palm Worth would always have access through our 2 gates and there would be no fencing of the area. This agreement will be filed in the Public Records.
4. Requirement Guidelines for Fire Sprinkler Systems – The Fire Marshall was contacted in regards to retrofitting of sprinklers and was told that we are not considered a hi rise and no action needs to be taken.
5. Day & Night of the Iguana(s)! Necessary steps taken – Trappers were hired to put out cages to catch the iguana that has been living at the pool.
6. Revised/ Improved Guest Parking Passes - Marian Day- A revised simple Guest pass will be distributed to shareholders.

9. SHAREHOLDERS' QUESTIONS AND COMMENTS- several questions were asked and answered including window maintenance, window washing and Christmas decorations.

10. ADJOURNMENT - **Motion** made by Jim Curtis to adjourn at 11:17 a.m. second Jim Apostolico and all in favor.