

Palm Worth, Inc.  
Board Meeting  
November 9, 2015  
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 10:22 a.m.

Board members present:

Juanita Leary President

Vice President Jim Apostolico

Glenn Keller Treasurer

Marian Day Secretary

Stacey Graiziger Director

Director Art Boyle was absent

Director Len Lilyholm 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 October 23<sup>rd</sup>, 2015 minutes and that they be approved. Second by Stacey Graiziger and approved by all.

4. SECRETARY'S REPORT – VOTE TO APPROVE PREVIOUS EMAIL VOTES

Marian Day **moved** to approve for the record the following votes done previously through e-mail: Rental of unit 512 Love to Hower, Second by Glenn Keller and all in favor.

5. TREASURERS REPORT

The latest Treasurers' report was reviewed at the October 23<sup>rd</sup> meeting.

6. OLD BUSINESS

A. Painting and Restoration Project – Juanita reports that the 2<sup>nd</sup> floor crossover needed extensive work. There is a 5th floor column that will need repair and all 5 floors will need to be shored up.

B. Electrical – The last electrical inspection passed. All rusty boxes on walkways were repaired and all fixtures will be replaced. The budget and reserve accounts should be fine for next year barring any emergencies.

C. Elevator – The North Elevator Hydraulic oil line and the electrical wiring line had to be replaced due to rust. The South elevator is fine.

## 7. NEW BUSINESS

A. TERMITE PROBLEM 104 - Juanita Leary reports that unit 104 had their apartment treated for termites 2 years ago. Upon monthly inspections by Palm Worth, it was noted that the problem was not resolved. It was thought that the problem was brought in a few years ago in the kitchen counter and it has been recommended that the kitchen cabinets and counters be removed and replaced. The Board would like to have all units inspected for termites as a preventative measure. After some discussion it was agreed on that the Association would pay for the inspection. Glenn Keller made a **motion** to hire a company to the termite inspection of all units in December, Second by Jim Apostolico and all in favor.

B. COMMON AREA PEST CONTROL- The Board was unhappy with the current common area pest control company and has decided to change to Terminex.

C. SECURITY – Glenn Keller and Sue Apostolico will look into security cameras due to the incidents with parking.

D. Vickie Gerwig walked with the AI, the owner of Phoenix landscaping, to discuss the removal of the Schefflera bushes at the front entrance since one of them is dead. AI said that there is water and electrical lines underneath which will need to be marked out before removal can take place. The pots and the flowers will be planted soon.

## 8. SHAREHOLDER QUESTIONS AND COMMENTS

A few questions were asked and answered.

## 9. ADJOURNMENT

**Motion** made by Glenn Keller to adjourn at 11.08 a.m. second Stacey Graiziger and all in favor

Minutes submitted by:  
Marcy Cresswell, LCAM  
November 17, 2015