

Palm Worth, Inc.  
Board Meeting  
January 25, 2018  
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 9:30 am

Board members present:

Juanita Leary President

MaryAnn O'Bryan Vice President

Glenn Keller Treasurer

Marian Day Secretary

Jim Curtis Director

Art Boyle Director

Rusty Moran Director 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 Budget and Board meeting minutes on November 9, 2017 and that they be approved. Second by Jim Curtis and approved by all.

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

A. Approval of Previously Approved E-mail Votes

Marian Day **moved** to approve for the record the following votes done previously through e-mail: the rental of unit 301 to John and Karen Graf, rental of unit 108 to Jim and Gretchen Cain, replacement of 4 lights in parking lot to LED, gratuitous loan to unit 401, change of title unit 211 from Glenn W. Keller and Sue A Keller to Glenn W. Keller and Sue A Keller, trustee and successor trustees of the Glenn and Sue Keller trust dated December 29, 2017, tankless water heater unit 406, Christmas bonuses same as last year with extra to Kevin and Marcy after hurricane. Motion to accept by Glenn Keller, Second by Art Boyle and approved by all.

5. TREASURERS REPORT

Glenn Keller reviewed the financials through November 30th as follows:

YTD income was \$15,540, expenses were close to budget, contingency is under budget, insurance is over budget \$8,600, the balance in the operating account is \$34,000, balance in reserve account is \$277,000 and available cash is \$13,789. Motion to accept made by MaryAnn O'Bryan, 2<sup>nd</sup> by Art Boyle and approved by all.

## 6. OLD BUSINESS

1. BEACH ROPING, CLEANING, SURVEY – Juanita discussed the file containing plat and records of area PW owns as well as the contract with Citizens that states they clean up to the high water mark, which changes with the tides daily. Sandy Moran and Barbara Altenburg are adding beach security to the security committee
2. BUILDING PAINT - Sherwin Williams had a representative out here to look at the paint and the work done particularly under the windows where repairs were made. The walkways and stairs were repainted with paint containing aggregate. The hurricane caused an accumulation of salt and debris to stick to the ceiling and walls of the East stairwell. Since pressure cleaning did not remove all of it, they will be painting some of the areas.
3. ACCESS EASEMENT WALKWAY FENCE AND SHRUB REPLACEMENT – Juanita remains in communication with Bob Hamilton. Approximately 185 feet of fence was new about 5 years ago. They will be correcting any issues caused by the removal of the hedge. Reminder to shareholders to make sure all gates are secured when going in or out of them.
4. LANDSCAPE CONTRACTOR – So far the beautification committee is happy with the new landscaping company
5. SWIMMING POOL & DECK REPAIR, ETC – Juanita discussed the repair made last summer under the tile below the coping in the pool as well as and the repairs made to the deck

## 7. NEW BUSINESS

1. INSURANCE - HOMEOWNERS PERSONAL PROPERTY – Juanita discussed the hot water heater that leaked down to the apartment below it in the 10 stack and said that the owners do not have insurance and have settled for the damages. PW Board is researching if they have the authority to require shareholders carry liability insurance. Juanita recommends carrying insurance and the Board is discussing other options such as requiring all rented apartments to carry insurance. Glenn Keller stated that property and liability coverage is very inexpensive and requested that those shareholders who carry insurance share their insurance company information with Marcy.
2. FIRE ALARM SYSTEM REPAIR COSTS - Juanita reminds shareholders that there are costs associated with the fire alarm mostly due to the elements to which they are exposed.
3. PARKING LOT RENOVATION SCHEDULE - The building committee is working together with Marcy to get an engineer to survey and write specs and is expecting the work to begin June 1, 2018. Cars will need to be moved from one side to the other, shareholders will be notified to leave keys.
4. WINDOWS AND DOORS - Barbara Koehl has gotten quotes from 3 window companies and Lowes is giving a discounted price for multiple orders. There will be a meeting in the clubhouse on Monday January 29<sup>th</sup> with a Lowes window rep to answer any questions. The Board discussed the approved windows and doors and addressed the issues with them discussion of the coastal package and warranty. Any new doors must be up to code.

## 8. COMMITTEE REPORTS

1. SOCIAL – Mary Anne O’Bryan reports that the Welcome back dinner was a success. Monday is the next BINGO event and fundraiser. Art and Carol Boyle have volunteered to handle the golf outing... date to follow. Kathy and Rita have volunteered to help with signs and bulletins. Next Event will be Mardi Gras in February
2. BUILDING– All members of the building committee have inspected their buildings. Jim Curtis reminds shareholders of the inspection report done by a plumber in 2011 and urges people to maintain, replace or repair any issues. He also reminded shareholders that water in apartments is not always being turned off sometimes by owners and sometimes by guests. There will be an inspection of the windows, shutters, doors, and roof AC’s to make sure there are no rusty screws, maintenance issues and A/C’s are secured properly and a letter will be sent to owners needing to make any corrections.
3. BEAUTIFICATION – Sod was planted on the North side after many other plants did not survive.
4. SECURITY - Sandy Moran and Barbara Altenburg report on security. There was a meeting with Alarm Partners and they suggest digital recording system for reading license plates as they are coming and going an the possibility of an additional camera for the entire parking lot. The cost was approximately \$2500 and \$11 a month to monitor. The system can be dialed in to remotely. Ropes will be put out on beach with signs
4. CITIZENS ASSOCIATION – Linda Brennan will provide a report at the annual meeting.

## 9. SHAREHOLDER QUESTIONS AND COMMENTS

A few questions and comments were asked and answered.

## 10. ADJOURNMENT

**Motion** made by Marian Day to adjourn at 10:47 a.m., 2<sup>nd</sup> Glenn Keller and all in favor

Minutes submitted by: Marcy Cresswell, LCAM  
February 9, 2018