

FEBRUARY 2, 2018

PRESIDENT'S ANNUAL LETTER/REPORT.

When I look back on the past year at Palm Worth, I realize there were many important milestones some of which are a reminder of the sadness involved with the loss of Jim Apostolico, our Vice President, who suddenly passed away in the fall. Jim unselfishly contributed to the Palm Worth community and his service as a Board Member and one time President, as well as a friend to many, will be missed.

And, let us not forget other shareholders we lost this year.

Michael Mellquist was a longtime Palm Worth resident whose love of Palm Worth as well as his personality contributed, along with his many years on the Citizens Association, to the uniqueness of our community.

At the same time, Jeanne Congdon who was also a long time shareholder passed away after a long illness. She and Bob were always part of the social scene at Palm Worth.

I also can remember my first years visiting Palm Worth and meeting the original Kranenbergs (Krannie). With the recent passing of Eve Kranenberg, that connection to one of the original Palm Worth families has ended.

The sudden death of Tom Oliff who had just notified us that he was making plans to spend the season at Palm Worth was a shock. Though Tom had not been able to spend long periods at Palm Worth, his retirement was going to provide that opportunity which he was looking forward to.

I especially want to thank this Board who stepped up and were such a big support during the transition and acceptance of Jim's passing. Glenn Keller, our Treasurer, has been invaluable in taking over as Board liaison to our insurance company as well as always answering my calls and providing that much needed advice. When asked to fill the position of Vice President along with Social Committee Chairman, Mary Anne O'Bryan willingly accepted and has been very supportive. Marian Day continues to contribute immeasurable support not just as Secretary but in every phase of the role as a Board member. I am sure she is still considering changing her phone number. Important to me was to have Jim Curtis's support and his immediate agreement to take over as the Chairman of the Building Committee which allowed me to continue to have the Board function as a unit. Rusty Moran not only takes his position on the Building Committee seriously but is our Web Page Manager and all letters, minutes, House Rule changes, etc. are updated and current. And, I thoroughly appreciated Art Boyle answering my call asking him to accept the appointment to the Board in order to fill Jim's vacancy. The importance of having a Board that works together for the purpose of making their community and Palm Worth a better place cannot be measured. This Board has and does keep that goal as a priority.

How often we forget the individuals that take care of Palm Worth's property and provide the needed "day by day" administration and maintenance as well as handling those emergency situations which always surface! I would like all of Palm Worth to realize how important Marcy and Kevin were during, after and before the hurricane that hit Florida this past fall. Preparations before involved the securing of all our files, computer, etc. by Marcy and Kevin securing all of the building such as doors, and furniture as well as a roof inspection. Needless to say, the cleanup and inspection of each apartment afterwards under less than perfect conditions was not easy.

Marcy is a part-time employee manager who negotiates all of our service contracts, and seeks estimates for any and all repairs, replacements, etc. She has saved us numerous funds as recently she succeeded in getting reimbursed in the amount of \$1600 from Ace Hardware for railing brackets that

Kevin purchased which were not rust resistant as advertised. In addition, Marcy pays for the bookkeeping and financial statements of Palm Worth out of her salary. We appreciate the many hours she puts forth working with Kevin and keeping all our records and files current and easily accessible. And, of course, Kevin's ability to fix anything for Palm Worth and full knowledge of its workings is very vital to this building and its grounds.

For all the numerous deeds you put forth for Palm Worth and its shareholders that go unheeded, thank you!

Needless to say, the most important fact was that Palm Worth along with most of the east coast of Florida was spared any major damage from Hurricane Irma. Though the east stairwell was covered with salt and dirt from the hurricane and the gate at the stairwell damaged, we had Munyan power wash and clean it several times until satisfactory and then repainted. The gate was replaced with a much sturdier and well anchored gate. The rest of the interior building has been cleaned by Kevin.

The pool deck has been repaired and painted as well as the interior pool tile replaced. This tile replacement was necessary because tiles had cracked and repair behind these tiles was necessary. As always, we will need to monitor any of the repairs to the deck cracks that may resurface.

The easement walkway along our south property has been completed. The County is replacing the hedge destroyed during the construction as well as repairing our fencing. We will continue to monitor the County's maintenance of this area. We have replaced the gate at the west end.

We are working with the Building Committee to award a contract this spring to begin work in the summer of re-doing the parking lot that will correct the major drainage problem at the southwest corner of the parking lot along with the area drainage situation at the base of the atrium area. This will certainly require more than just a resurfacing. I appreciate this Committee consisting of Jim Curtis, Rusty Moran, Sam Nemirow, Barbara Altenburg, Tom Wallis and Tracy Luther for all their efforts to address any and all of the building issues.

The Beautification Committee has worked wonders as usual. Vickie and Dave Gerwig worked very hard this fall to negotiate a contract with a new landscape contractor, Emerson Landscaping. Terminating our contract with Phoenix Landscaping is something that the Committee has been discussing as well as getting bids from numerous other landscape companies the past several years as the quality of work performance by Phoenix had deteriorated and was requiring "micro" managing by the Committee. In addition, the lack of care to the shrubs, etc. this past summer and fall was not acceptable. The many hours Dave and Vickie spend searching out the locations for the best flowers and plants has definitely beautified Palm Worth! Thanks so much for all your time, effort and care in making our grounds something to be proud of.

The Social Committee has provided us with a fun calendar of events that everyone can enjoy. They work very hard behind the scene to be sure we are using that party room (also known as clubhouse) and having fun nights as a community. Thanks so much to MaryAnne O'Bryan and Sandy Moran as well as all their helpers.

In addition, Linda Brennan has been our representative on the Citizens Association and serves as a Board member of that Association. We have been able to keep abreast of the happenings along the South Ocean Blvd that affect Palm Worth and its residents through Linda's input.

A newly revisited need has been the security of the parking lot and beach area. Sandy Moran and Barbara Altenburg have volunteered to serve on the Security Committee which will include researching on how to best protect our parking lot area and other areas on the front lawn.

There are always areas that will require continuous attention such as rusty screws, peeling paint, etc. but at this point I believe our building is in good shape and with continuous preventive maintenance we should be able to stay ahead of any major oceanfront deterioration.

I especially would like to share the attached article written on a website by our new owner, Hill Rose, on just how special Palm Worth is and until you see in written form the many benefits we have as Palm Worth shareholders, you may not fully appreciate ownership at Palm Worth.

<https://ncnjguy.wordpress.com/2017/04/22/a-better-way-to-live/>

I would also like to welcome our newest shareholders.

Gary Hower purchased Unit 100 in the spring and has suffered through much of the Palm Beach "red tape" to have his renovation almost reach a reality. Gary has been a participant at Palm Worth for many years and we look forward to him being a part of the Palm Worth community.

Alicia and Louis Lessard purchased Unit 406 and Corinne and Glenn Watson purchased Unit 405. Both Alicia and Corinne's families have been long-time visitors to Palm Worth as guests of their father Paul Jones. It is a testimony to what makes Palm Worth a special community when visitors and families desire to be a part of Palm Worth.

Thank You for your support.

/signed/

Juanita Leary
President, Palm Worth
Board of Directors