

Palm Worth, Inc.
Board Meeting
March 15, 2018
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 10:30 am

Board members present:

Juanita Leary President

MaryAnn O'Bryan Vice President

Glenn Keller Treasurer

Marian Day Secretary

Jim Curtis Director

Rusty Moran Director

Kathy Fitzgerald Director

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 January 25, 2018 meeting minutes and that they be approved. Second by Maryann O'Bryan 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: New A/C units 409 and 105, permanent parking space of unit 100, make unit 114 parking space change from 4 to 73 and unit 209 from 36 to 4, the sale of unit 405 from Micheal Mellquist to Glenn and Corrine Watson, replacement of windows in units: 304, 110, 506, 406, 407, 211, 312, 108, 104, 206, 2nd by Jim Curtis and approved by all.

5. TREASURERS REPORT

Glenn Keller reviewed the financials through January 30, 2018 (see attached report)

6. OLD BUSINESS

1. WINDOWS – MAINTENANCE AND CLEANING - There are no major projects occurring this summer so Kevin will be doing the summer window maintenance.

Due to the complaints about the window washing it is being eliminated.

2. PARKING LOT STATUS - ENGINEER - An engineer is needed to proceed with the parking lot. The cost of the project ranges from \$63,000 to \$73,000 and will be approximately

\$20,000-\$40,000 more with engineering, permits etc. If the job cannot be completed by October 1, all reports, permits, etc will be handled and ready to begin the job summer 2019.

3. GATES – The gate to the bank has been installed and we are working with the park to allow the hedge on the West side of the gate to grow as tall as the East side which is the same height as the gate. The sign on the beach to park gate needs to be removed because it says this area is under surveillance and since there are no cameras back there it is a potential liability.
4. FRONT WALL ESTIMATES – the fire department requires unit 100 to have egress and ingress therefore the front wall and hedge will need to be removed or lowered.
5. CAMERAS – Sandy Moran and Barbara Altenburg have been looking into a camera system that will be higher resolution and will allow for license plates to be read. They have discussed having 2 on a post at the entry and an additional 2 facing the front of the building. The cost is \$3,625 with an additional \$16 per month for camera maintenance. The Board discussed this and Rusty made a **motion** to approve the discussed camera system, 2nd by Kathy Fitzgerald and approved by all.

7. NEW BUSINESS

1. MARCY'S SCHEDULE – Marcy discussed being able to have more access to Kevin during the week and the difficulty managing him with him leaving at 1 and her coming in at 1:00. The Board approved Marcy to come in at 10:00 am 2 days a week and to add an additional 1 hour each of those days. Jim Curtis made a **motion** to approve Marcy coming in at 10:00 am an additional 2 hours per week to Marcy's schedule for the entire year., 2nd by Kathy Fitzgerald and approved by all.
2. SUMMER LIST - Attached is a preliminary list of summer projects for Kevin
3. PARKING PASSES AND SIGNS - Parking passes will be delivered to apartments during the summer. Additional signs have been made for private beach and gates
4. VOLUNTEERS – Juanita thanked everyone who came out to help with the beach and dune clean up. Board discussed using volunteers or paying people to do certain jobs and it was decided that it would be discussed as things came up. Juanita stated that she would love to see more involvement from the owners.

9. SHAREHOLDER QUESTIONS AND COMMENTS

A few questions and comments were asked and answered.

10. ADJOURNMENT

Motion made by Marian Day to adjourn at 11:50 a.m., 2nd Jim Curtis and all in favor

Minutes submitted by: Marcy Cresswell, LCAM
March 20, 2018

Treasures Report
January, 2018

The financials for January showed a net loss \$3,828. Several accounts were high because they are seasonally high, (sewer & water, gas, window cleaning and tree trimming). There is one account pd quarterly, (elevator contract) and two accounts that are paid for the whole year in January, (Fire alarm monitoring and several other annual fees). We would expect a profit in both Feb and March.

The balance sheet showed operating cash of \$49,368. Cash available for spending was \$12,368 after adjusting for prepaid, accounts payable and prepaid assessments. The money in the reserve accounts was \$285,822.

2018 summer list

Window maintenance

clean and maintenance of fire extinguisher boxes

removal of any rusting screws in walls

clean and maintenance of trash chute doors

electric plugs on (2) parking lot light posts

fix electric plugs and boxes on each floor near elevator

cover back of old mailboxes

phone box (2nd and 4th floor) wood cover to be replaced with hinged door opening

10 more box covers for the pull stations touch up of walkways

Touch up walkways

Pond maintenance