

## **President's Letter – April 15, 2019**

To: All Shareholders 15 April 2019

I believe it is Important that the shareholders are kept abreast of the numerous projects the Board has been working on during this supposedly quiet season. In addition, several new policies have been put in place which you should be aware of. I am attaching an information sheet concerning any unit renovation projects that are planned by a shareholder which fully outlines the procedure. One addition, is that the Board voted in their April 4th meeting to collect from the shareholder who is contracting the work a \$300 deposit for possible damages to specifically the Elevator. Our elevators are passenger elevators not service elevators and in the past there has been damage to lighting, etc. from contractors using it to move building materials. If there is no damage the deposit will be returned. We will rely on Kevin and our Manager to oversee this.

I am especially grateful to Gary Hower and Scott Northrup for agreeing to head up a Window Committee to assist me in this ever-growing area of concern for not only the porch windows but for the shareholders' responsibility to maintain their windows. I was especially happy that numerous shareholders this past year replaced their aging bedroom windows plus we have requests for estimates from several other shareholders for bedroom windows. Damage to Palm Worth's structure as far as walls must be addressed since the integrity of our building relies on its maintenance! The Window Committee is also investigating through experts the best way to maintain and ensure the livelihood of our jalousie windows. The mid-century modern architectural design (mid 50s - 60s) is what makes Palm Worth's entire interior area surrounding the pool and atrium especially beautiful. With this as a guidance, the Board at the April 4th meeting voted on specific windows (sliders) with specific glass, etc. as the only approved replacement of the jalousie windows if or when replacement becomes an absolute necessity. This type of window provides similar glass to the jalousie with hopes of eliminating a hodgepodge mixture. All request for any window replacement or renovation of a unit will be reviewed by the Window Committee for compliance.

In addition, I have met several times with our engineer from Slider Engineering about the concern that the warranted exterior caulking on specifically the porch windows was not holding up. With its failure readily visible oceanfront at Unit 307, Gary and Scot agreed to inspect as many porch windows as possible. After a sampling of those just on the first floor, photos along with the one the engineer took at Unit 307 were sent by the engineer to Munyan Painting (paint contractor). Munyan and our engineer are meeting this week to address the caulking issue. We are expecting the warranted work to be done this summer. In addition, other areas of separation of sealant at some of the porch windows were visible. We will be getting estimates for this work with plans to accomplish the work before the hurricane season. Replacement of Glass in several porch windows has also been ordered and will be installed this off-season.

Also, we have gotten estimates for top-coating the parking lot from several asphalt contractors which is required/recommended 10 to 12 months after new asphalt has been laid. We will schedule this no earlier than August so be sure keys for any cars left at PW over the summer be left in your apartment with instructions for Kevin.

I am also attaching the summer work list. Hopefully, we will be able to accomplish all the Palm Worth "survival" work. It was a good season and as I head north to finish up some of my house renovation work, I will remember all the friends and good times at Palm Worth.

Juanita Leary  
President  
Palm Worth Board of Directors