

Palm Worth

TO: ALL SHAREHOLDERS:

11 June 2019

Though so far it has been a fairly quiet off-season at Palm Worth, there are always areas that I want to keep the shareholders informed of.

Several units at Palm Worth are being renovated which is generally the case during the summer months in any given year. Since we have a new manager on the job plus new regulations/requirements initiated by the Town of Palm Beach for granting permits, I asked Carl to workup a Contractor's List of Rules to hopefully simplify the process and help the shareholder. I am attaching this list approved by the Board to my letter. I am a firm believer that there should always be a hard copy of any Board approved actions and will be working to ensure that there is a readily available reference file. Our Window Committee of Gary Hower and Scot Northrop have worked diligently with the window contractor and the shareholders involved to ensure all the work and required replacements will be done this summer. This includes replacement glass on some of the porch windows. In addition, they are going to work up a maintenance program for the jalousie windows to help prolong their life and the character of our building. They continue to follow up with the engineer and the painting contractor, Munyan, in an attempt to solve whether the porch caulking under warranty or other causes are responsible for water intrusion on some of the porches.

The Board will be looking at the shareholder's responsibility as far as normal maintenance of their windows as well as when negligence and lack of care of the individual porch windows becomes an issue for all shareholders. I will want to include this in a Board meeting in the fall with possible suggestions for a solution.

The parking lot seal coating contract has been signed and that work is scheduled for late August which will be within the recommended time period. The deposit for the Ladies' and Men's locker room doors as well as the maintenance room window has been approved and will be installed this month. The sidewalk from the main gate to the beach gate continues to require repair or partial replacement. We realize the location on the oceanfront does present a maintenance problem but it is on the building maintenance future agenda to obtain estimates and possible solutions. Other maintenance issues at this time are being handled in-house.

On a trial basis, we approved Kevin changing his hours to Tuesday thru Saturday with Sunday and Monday off. This was at Kevin's request to allow him 2 days off in a row from Home Depot and Palm Worth. However, as of October 1 his regular hours of Monday thru Friday will be reinstated.

I believe drier and warmer days have finally arrived on Eastern Long Island. Hope you are all enjoying the same. Have a great summer.

Juanita Leary
President
Palm Worth Board of Directors