



# Palm Worth

2850 South Ocean Blvd., Palm Beach, Florida 33480  
561-582-5815 • Fax: 561-582-8008

Palm Worth, Inc.  
Board Meeting  
November 9, 2017  
Palm Worth Clubhouse

## 1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 10:09

Board members present:

Juanita Leary President

Glenn Keller Treasurer

Marian Day Secretary

Jim Curtis Director

Art Boyle Director

MaryAnn O'Bryan Vice President and Rusty Moran Director via conference call

Juanita said a few words in remembrance of Jim Apostolico

## 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 April 11, 2017 minutes 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: New A/C unit 511, 111, 112. Gratuitous loan unit 414, 102 and 208 (request was cancelled) Sale of unit 100 from Joseph Louro to Gary A. Hower and Christopher L. Shafer Family Trust, sale of unit 406 from Bob Congdon to Alicia Lessard, rental of unit 208 and 512, new flooring unit 412, aluminum and vinyl windows unit 100, extension of renovation unit 100, temporary change of parking space unit 114 from #4 to #73, laundry time unit 309 changed from Friday at 4:00 pm to Saturday at 11:00 am, billing of \$100 to units 112 and 106 for refrigerator clean out, \$100 charge for removal of perishables after hurricane, signing of access agreement for underground wiring, replacement of gate damaged by hurricane, window cleaning by Southern Maintenance 1x per year, the appointment of MaryAnn O'Bryan as temporary VP and Art Boyle to fill vacant seat on BOD. Second by Art Boyle and approved by all.



## 5. TREASURERS REPORT

Glenn Keller reviewed the financials through September 30<sup>th</sup> (see attached report)

## 6. OLD BUSINESS

1. KREUSLER PARK EASEMENT WALKWAY – Juanita Leary discussed history of the easement and states that the contractor misread the survey thereby the location of the walkway and concrete wall are in the wrong place and will be moved.
2. GATE WEST END OF PARK AND BEACHFRONT – Gate at West end of fence will be replaced when the walkway is completed. The gate to the backyard that was damaged during the hurricane will be replaced with a single gate, it will be moved to the concrete and secured properly. The beach gate lock has been replaced and keys are available if your key doesn't work.
3. WALKWAYS STAINS/PEELING – The cracks and expansion joints were repaired or replaced in 2015. The sealant that was used did not cure correctly and is sticky and collecting dirt. They will be corrected on all floors including pool deck and beach walkway.
4. PARKING LOT – Jim Curtis will re-visit previous bids to award contract to commence May 1, 2017.
5. UNDERGROUND ACCESS AGREEMENT – the agreement was signed last week.
6. LANDSCAPE- Phoenix Landscape has been discussed many times and has been sent a termination letter. The beautification committee has gotten 3 estimates and had checked local referrals and chosen Emerson Landscaping. **Motion** made by Jim Curtis to approve Emerson Landscaping Co. starting December 1, 2017, second by Art Boyle and all in favor.

## 7. NEW BUSINESS

1. EFFECTS OF HURRICANE – Juanita thanked Marcy and Kevin for their efforts during before and after the hurricane. The East stairwell and surrounding areas and rails will be pressure cleaned by Munyan and painted.
2. PALM WORTH ACTIONS –MANDATORY EVACUATIONS – Due to the issues with the fire alarm during the hurricane, the fire marshall was consulted regarding responsibility of association. He informed us that per Florida Statute, the building has the right to shut down the building. This includes elevators, water, fire alarm, etc. He is scheduled to speak at the annual meeting.
3. ADDITIONS AND/OR CHANGES TO HOUSE RULES – **Motion** made by Marian Day to make the following corrections/changes to the house rules:
  1. section 3 B removal of listed email addresses 2<sup>nd</sup> by Glenn Keller all in favor
  2. section 14 K **shutters** rolled up by November 1 changed to November 30<sup>th</sup> in accordance with hurricane season 2<sup>nd</sup> by Glenn Keller all in favor
  3. section 14 General Building Rules addition of letter M. to read: In addition to the monthly **unit checks**, Palm Worth will do a **check after a hurricane** to look for damage to the building and windows. If there is water intrusion on the porch, Palm Worth will clean it up at no expense to the owner. If there is water from other windows, Palm Worth will notify you and clean up at a charge to owners. 2<sup>nd</sup> by Jim Curtis and all in favor
  4. section 14 General Building Rules addition of letter N. to read: Palm Worth will shut down the **fire alarm system** in any storm that has sustained winds of 45mph second by Jim Curtis and all in favor.

5. section 14 General Building Rules addition of letter O. to read: In the event of a mandatory evacuation, all residents should follow instructions to evacuate and Palm Worth is in no way responsible for the safety of anyone who does not adhere 2<sup>nd</sup> by Glenn Keller and all in favor.

5. section 14 General Building Rules addition of letter P. to read: If you leave **perishables** in your refrigerator/freezer and there is a power outage you will be notified. It will then be your responsibility to remedy the situation and notify the manager that it has been done. If no action has been taken after 3 days loss of power your perishables will be disposed for a fee of \$100 2<sup>nd</sup> by Jim Curtis and all in favor.

6. section 16 Closing for the Season addition of #9 to read: All **perishables removed** from refridgerator/freezer.

4. SECURITY – Juanita stresses that residents should not confront any situations and should call 911. The cameras are a deterrent and were purchased so that PW could legally post a surveillance sign. Sandy Moran and Barbara Altenburg have volunteered to check on some companies and camera options. Glenn Keller will be liaison for this committee.

#### 8. COMMITTEE REPORTS

1. SOCIAL – Mary Anne O’Bryan reports that the social calendar is on the website and that they are looking for volunteers and chairperson for the golf tournament in March
2. BUILDING– Jim Curtis has taken over chairing the building committee. Barbara Altenburg has volunteered to help out on the committee. Jim stresses that when maintenance work is needed shareholders should fill out a maintenance request located next to maintenance room door or speak to manager, building committee representative or Board member.
3. BEAUTIFICATION – flowers will be planted soon
4. CITIZENS ASSOCIATION – The head of Citizens association is running for the town Council.

#### 9. SHAREHOLDER QUESTIONS AND COMMENTS

Juanita thanked Barbara Koehl for all her work on the directories along with Shirley McKinney and Donna Whitlock. Directories are available in the office and additional books available for \$5.00

A few questions were asked and answered.

#### 10. ADJOURNMENT

**Motion** made by Marian Day to adjourn at 11:15 a.m., 2<sup>nd</sup> Jim Curtis and all in favor

Minutes submitted by: Marcy Cresswell, LCAM  
November 20, 2017

September 30, 2017  
Financial report

The nine months ending 9/30/17, yielded a net income of \$4,945. The various expense categories showed the following results: Utilities consisting of water & sewer, trash, gas, and electricity were over budget by \$1,300 or 3%; Part time wages & cleaning was under budget by \$1,500 or 3.1%; All of the eight "contracts" accounts were close to budget, being a combined 1.7% over budgeted; The seven accounts in Repairs and Maintenance overall were \$21,000 under budget with \$14,000 of that coming from the contingency account, however there are some current payables and pending expenses that will be charged to that account before year end, lowering the overall under budget amount; The admin expense area was \$14,000 over budgeted primarily in audit, legal and insurance, these three accounts are paid out early in the year while the budget has a monthly accrual so by year end the over budget will be much smaller.

Looking at the balance sheet, on 9/30/17, operating cash was \$34,500 with reserve cash of \$263,000. After factoring prepaids of \$6,000, shareholder deposits of \$17,000 and accounts payable of \$16,000, we end up with available cash of \$5,500.