

Palm Worth, Inc.  
Board Meeting  
January 16, 2020  
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 1:05 PM

Board members present:

Juanita Leary President

Glenn Keller Treasurer

Marian Day Secretary

Jim Curtis Director

Barbara Altenburg Director

MaryAnn O'Bryan Vice President

Rusty Moran Director

2. ROLL CALL

Quorum of the Board was present and verified. Building Manager Nichole Ware was present along with several shareholders

3. PREVIOUS BOARD MEETING MINUTES

Marian Day **moved** to waive and approve the reading of the minutes from the board meeting from April 4, 2019 & 11/12/19 budget meeting minutes. Second by Juanita Leary 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** read into the minutes the following votes of the BOD:

Restoration of windows by Lowes in units 104, 108, 506, 406, 405, 304, 312, 314, 211, and 407. Construction work in 405 + 106, new tile and AC in 309. Kitchen construction in 208, AC unit in 309. Tile and glass doors in unit 302. Gratuitous loan unit 301. New AC unit 113, 304, 401, 214, 104, 311, 405, 406. Repair of tile in unit 502. Sale of Lanier to Block, AC Brooks, Rental of 206, 504. 2<sup>nd</sup> by Barbara Altenberg, approved by all

5. TREASURERS REPORT

Glenn Keller reviewed the November financials

6. OLD BUSINESS

1. WINDOWS – Gary Hower presented report of windows being replaced. 6 bedroom, 6 walkway, 2 entry doors, 2 oceanfront, 1 porch crankout, 2 fixed porch, 1 porch window arm repaired

7. NEW BUSINESS

1. WINDOWS – Waiting on quote from Munyon to trial run waterproofing of porches. Looking into establishing a system of preventative maintenance for all porch windows. Board reiterates importance of shareholders to maintain their porch windows, as maintaining is their responsibility
2. CONTRACTS – New insurance contract was signed and effective as of April which saved money and provided expanded coverage, agent is shopping pricing to present in February/March. Thyssen contract is good until 2022, all is in favor of their work. Board has increased the budget for elevator maintenance. Mako provided Palm Worth a quote for a new pool heater, but was found the heater is ok and does not need to be replaced until it stops working. As pool filters are changed, it has been noticed that rust is found often from cast iron piping. BOD and manager are looking into quotes from outside vendors to replace with PVC piping. Meeting will be held next week with Oceans Edge Landscaping to discuss their responsibilities and how we would like to proceed with them. Palm Worth is in contract with Comcast until 2024. The BOD has received quotes from Red Hawk and Ambassador to replace both strobe light fire boxes as well as outdoor pull station covers. Ambassador has also provided pricing only for gasket package to install to existing pull station covers to save money.
3. Shareholders Unit Responsibility- The BOD are looking to possibly add to the rules and regulations that it will be shareholders responsibility to appoint someone to inspect their unit should they be gone from their unit more than 30 days from October to May. Manager will create an inspection card that shareholders will need to fill out giving authorization for Kevin to inspect their unit with dates. BOD will discuss further and present again at annual meeting.

8. BUILDING ISSUES- The engineer will be out to evaluate cracks of railings throughout the property. The BOD requests that Kevin attempt to repair the aluminum by unit 114 that extends down to the elevator. He will sand and paint one section before completing all work. Engineer will also evaluate the back of the building, ocean front for cracks. All exit signs have discolored and are chipping and need to be replaced. Electrical boxes behind front door light fixtures will be addressed. BOD and Gary Hower are looking to implement a preventative maintenance program for jalousie doors. Kevin will be hosing down buildings next week beginning Tuesday and will need 3 days to complete. Signs will be posted.

#### 9. SHAREHOLDER QUESTIONS AND COMMENTS

A few questions and comments were asked and answered.

#### 10. ADJOURNMENT

**Motion** made by Juanita Leary to adjourn at 2:12 PM, 2<sup>nd</sup>, MaryAnne O'Bryan and all in favor

Minutes submitted by: Nichole Ware  
January 16, 2020