

Palm Worth, Inc.
Board Meeting
March 3, 2020
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 2:30 PM
All board members present

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** that we waive the reading of the January 16, 2020 meeting minutes and that they be approved. Second by Glenn Keller and approved by all.

4. SECRETARY'S REPORT – Marian moved to read the following votes of the Board of Directors:

- Repairing split cast iron drain line
- Gratuitous loan for Apt 313, March 8th- 15th 2020 second and approved

5. TREASURERS REPORT

Glenn Keller reviewed the financials through January 31, 2020

- a. Juanita moved that the board remove Carl Forrest as a signee for Bank United and Wells Fargo and appoint Nichole Ware as the approved signee for Bank United and Wells Fargo, second by Barbara Altenburg, approved by all.

6. Presentation from IPS Engineering – Introduced themselves, shared what they found from brief walkthrough of property

7. OLD BUSINESS

- A. Windows/Committee follow up- Gary Hower read the attached updated window report. The board suggests to test the windows in phases, complete rubber seal inspection, replace a few seals at a time, if it works, continue replacement as needed. Gary is looking into jalousie window maintenance plan. Board is considering certain requirements on door kick plates. Lenny Lilyholm volunteered to help research doors.

8. NEW BUSINESS

- A. Building repairs and estimates – Currently waiting on bid from Slider Engineering for railing repairs as well as concrete repair on east end. , Barbara Altenburg moved that

Palm Worth conform to the Town of Palm Beach's construction working hours, MaryAnne O'Bryan second, all in favor. Motion made by MaryAnne O'Bryan, second by Marian Day to replace all garbage chute doors, all in favor.

- B. Roofing- Board discussed Best Roofing proposal of 108's roof as well as work needed on clubhouse roof to get it added to maintenance contract. Proposal will be emailed to BOD to decide on plan of action
- C. Shareholder unit responsibility – Restated the importance of unit owners maintaining their own windows and doors to avoid deterioration
- D. Pool area
 - 1. House rules/pool sign – BOD voted on and approved the following;
 - Adding to house rules that the pool deck will close at 10:00 PM.
 - Leaving rule that two individuals must be present when swimming after dark at all times, not adding to pool sign
 - Removing rule “ All children must be out of the pool between 5-6 PM daily
 - Leaving rule that states “noise must always be kept at a minimum especially after 5pm
 - Removing rule “ no swimming after 5:30 PM on Wednesday due to weekly social
 - Remove “no night swimming” from pool sign

Marian Day moved the motion to approve, Glenn Keller second, all in favor

- 2. Pool Issues- Discussion as to what is causing rust in pool filters, waiting on Mako for their opinion. Discussion of what is causing the discoloration at the bottom of the pool, possible that the finish is peeling causing stains.
- E. Summer Projects- Nichole and Kevin will walk the property to be sure building is maintained during the summer. Possible projects will include cleaning and painting of the buildings
- F. General Reminders – Reminder that food is not to be left out anywhere on the property, there is wildlife that finds it. All food must be picked up from pool area. Board has decided to no longer set traps for wildlife.

9. Shareholders' Questions & Comments – Shareholder suggested a magnetic window wiper that can be used both inside and out right from your unit. Shareholder asked about the hedge on the south east corner that has been windblown causing openings to outsiders. Juanita will contact the Parks Management Director to see what can be done

10. ADJOURNMENT

Motion made by Barbara Altenburg to adjourn at 4:25 PM, second Glenn Keller, and all in favor

Minutes submitted by: Nichole Ware
3/9/20