

Palm Worth, Inc.  
Board Meeting  
April 12, 2021  
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary, Board President at 10:01 AM

Board members present:

Juanita Leary President

Sue Apostolico Secretary

Jim Curtis Director

Louis Lessard Director

MaryAnn O'Bryan Vice President

Rusty Moran Director via conference call

Glenn Keller not present

2. ROLL CALL

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

3. PREVIOUS BOARD MEETING MINUTES

Sue Apostolico **moved** to waive and approve the reading of the minutes from the board meeting from March 16, 2021. Second by MaryAnne O'Bryan and approved by all.

4. SECRETARY'S REPORT –

Nothing new to report from previous board meeting

5. TREASURERS REPORT

Nothing new to report from previous board meeting

6. OLD BUSINESS

A. Building Repairs & Maintenance

1. Summer concrete repairs- Waterfront will get with manager one week before start date to do final walk through of building.
2. Electrical subpanel- HVAC and electric subpanels on the roof are the responsibility of the shareholder. Scot Northrup did an evaluation of whose is in need and a letter to shareholders will be sent
3. Fire pump- Board is considering hiring an engineer to serve as Palm Worth's advocate to get specific answers as to if the pump can be repaired or replaced. Juanita Leary **moved** to approve the proposal pending further information, Louis Lessard second, all in favor.
4. Hurricane shutter survey repairs- In the past, PW has experienced damage to the building caused by faulty shutters. Shareholders must maintain their personal

property, and will be held financially responsible for any damage to the building. Brad Sergeant, Louis Lessard and Scot Northrup coupled a report of shutters that are in need of attention. Most require maintenance to keep things working, a lot of them are very rusted on both shutter and cranks. Brad Sergeant recommends a greased boot over the universal joint to keep it from rusting. The committee will work with a shutter company for their suggestions, and a letter will be sent to shareholders of whose needs attention.

## B. Windows

1. Tier 12 Repairs- Repairs to tier 12 will begin within the next week. A crane will be on property. The waterproofing of this tier will serve as a test to be sure it works before future repairs to other tiers in need. Kevin will shut down sprinklers to that area so that crane doesn't have issues
2. Jalousie Replacement Glass- Glenn Watson measured all windows and doors as well as ordered glass replacements to have on hand. Palm Worth covered the initial cost, however, Shareholders will pay for glass as needed

## C. Security

1. Entry Gate- The board has decided that the entry gate is on hold for now. A single arm is not an option as originally assumed but 2 gates with center post, with adequate vehicle spacing for exit from A1A involving the FL highway department as well as additional security posts are involved.
2. North Fencing Estimates- Fence approved in parking lot neighboring the Tideline. The consensus from most at the meeting was that they are in favor of having a fence installed all the way to the ocean. Sue Apostolico **moved** to approve a fence install down to the ocean, Jim Curtis second, all in favor.
3. Property Camera Upgrade- We have replaced the recorder of the existing camera system which has allowed for higher quality recording in real time. Nichole is getting quotes for two additional cameras to be added to the front of the building

## 7. NEW BUSINESS

1. Palm Worth Rules and Regulations – Board is responsible to enforcing rules, regulations and bylaws. The board reminded shareholders present of a gratuitous loan, and that it requires board approval prior to guest arrival. Board has requested that an updated copy of the house rules as well as Bylaws be placed in all shareholders unit
2. Elevator Estimates– South side has been having issues that has been addressed multiple times. There is a lot of work involved in working with the company to get an answer as to what the issue is. A survey of the elevators is required in order to get them up to current code. As of 2023, both north and south elevators must be modernized in order to support the new elevator codes. The estimate from the elevator contractor to meet the required modernization is \$100,000 per elevator for a total of \$200,000 for both elevators. There is approximately \$33,000 presently in the reserve fund for elevators which will not fully fund

the necessary modernization and will require an assessment. The shortage will be addressed at the upcoming budget review for next year.

3. Unit Washers & Dryers- The plumbing contractor was contacted and informed us that the existing plumbing cannot support installation of washers and dryers in shareholders units

4. Kevin's summer projects- Kevin will complete the phone boxes as well as spend more time maintaining windows at the time of window bar installation. He will lubricate and clean the windows with the supervision of Nichole to be sure he is maintaining them according to the committee's suggestions. Shareholders are encouraged to continue to maintain windows on their own as well. Pool chairs will be properly stored and covered for hurricane season.

#### 9. SHAREHOLDER QUESTIONS AND COMMENTS

Shareholder asked if the board can decide to place the responsibility of porch windows back on the shareholders. The answer is that it becomes too hard to control what gets maintained and when, as well as what the building looks like with a hodgepodge of windows etc.

Shareholder asked the hours of the manager of the summer, Juanita informed shareholders that Nichole is available for extra hours as needed.

#### 10. ADJOURNMENT

**Motion** made by Sue Apostolico to adjourn at 11:03, second by MaryAnne O'Bryan and all in favor

Minutes submitted by:

Nichole Ware

April 15, 2021