

Palm Worth, Inc.  
Board Meeting  
January 16, 2023  
Palm Worth Clubhouse

1. CALL TO ORDER

Meeting called to order by Juanita Leary at 3:00 PM

2. ROLL CALL

Board members present:

Juanita Leary, Sue Apostolico, Jim Curtis, Glenn Keller, Louis Lessard, MaryAnne O'Bryan, Rusty Moran

3. PREVIOUS BOARD MEETING MINUTES

Sue Apostolico **moved** to waive and approve the reading of the minutes from the board meeting from October 20, & November 4 Budget meeting. MaryAnne O'Bryan **seconded**, all in favor.

4. SECRETARY'S REPORT –

Sue Apostolico **moved to** approve;

- 204- Sale from Graves to John Chase Trust
- 100- Sale from Hower to Richard Sammons and Anne Fairfax Ellett
- 411- New AC

*Seconded* by Glenn Keller, all in favor

5. TREASURERS REPORT

Glenn reviewed the November 30<sup>th</sup> financials. Report attached. MaryAnne O'Bryan **moved** to approve, Sue Apostolico *seconded*, all in favor.

6. Old Business

A. PW Bylaws/rules

- a. – Structural changes to unit require application; Juanita reviewed the rules and regulations in regards to construction done to units especially this summer.
  - i. Application review and approval- Glenn Keller **motioned** to approve to adopt the application process, Sue Apostolico **seconded**, all in favor. Will send an email of new protocol.
- b. Enforcement/cost of repair- Damage was done this summer to our new elevator floors. Motion Elevator presented a quote to replace the entire floor or just the two tiles scratched. Motion presented a quote of \$2k to replace the whole floor, waiting on quote for just 2 tiles. Board discussed having the responsible shareholder pay for the repairs. Glenn Keller **motioned** to repair the damage and bill the responsible shareholder, MaryAnne O'Bryan **seconded**, all in favor.

- c. Beach chair storage/removal in off season- By June 15<sup>th</sup>, if you are gone for the season, and your chairs are left under the stairs, they will be disposed of. If you leave for a week or more, put your chairs in your unit until you return.
  - d. Grill clean up- The grill continues to be left uncleaned, broken, not maintained, leaving gas on etc.
    - i. Collection for new grill – Palm Worth will fund a new grill.
  - e. Apartment access must be coordinated with Nichole- all guests, vendors, AC people, cleaning people- will not be let into shareholders units without permission. Shareholder must contact Nichole prior to their arrival
- B. Building Restoration
- a. Summer 2023/cost- Engineer reviewed the bubble on the south exterior bldg., turns out it is just paint bubbling. Support columns in both elevator rooms are cracking and in need of repair, minimal work. Motion Elevator will set up a barrier to protect our equipment during the repairs. No large building repairs planned for this summer.
- C. Window Maintenance
- a. Window committee chairman- Glenn Watson; Juanita introduced Glenn as new chairman of the window committee. Glenn is reviewing the tiers that have already been done to be sure the money spent is going to good use before doing additional tiers.
  - b. Porch window maintenance
    - i. Tier 5,6,7
  - c. Jalousie maintenance supplier- Glenn will follow up with supplier for proposal for repairs. Cabinet down in phone room is stocked with different size replacement panes.
- D. PW Electrical System
- a. Mike Pfeiffer's notes on engineer meeting from 1/5-report attached
  - b. Engineer summary/plan- Engineer recommends stock piling on replacement breakers/fuses etc in case parts go bad we have them on hand as well as the electrical report to test the system with infrared for heat. Jake from Streamline Junk will remove the generator that is in the electrical room.
  - c. AC electrical system – AC companies have recommended holding off on adding AC as it will be bringing in outside air to that room, there is no room with piping for duct work, by code there is not much room for condenser without circling back in hot/ocean air

## 7. New Business

### A. Security

- a. Tow company- now in contract with a tow company to tow away vehicles parking here that don't belong
- b. Beach gates- Both beach gates need to be closed behind you each time you go through
- c. Entry signs- Will have sign made to move closer to street stating residential private property

- d. Discussion with police chief – Juanita called to see about extra patrol or even an old cop car to sit in the parking lot
- B. Pool
- a. New contractor- Atlantic Pools
  - b. Cost/estimates for light repairs- one of the lights have been repaired, the second light has not worked in years as the wire was cut and sealed, until pool is drained, they cannot repair the second light.
  - c. Acid wash/negative reaction- 2/3 pool companies have advised against draining the pool to acid wash as there are surface cracks and once you drain the water, it will relieve the pressure which may cause major issues.
  - d. Resurface pool 2023- Estimating around \$28k for repairs. Pool will need to be closed for at least a week. Jim Curtis **motioned** to move forward with resurfacing the pool this summer, Glenn Keller **seconded**, all in favor. Will send out email to shareholders with date of repairs.
    - i. Bottom of pool cracks
  - e. Pool rules sign- Pool company advised the sign must state that swimming is only allowed dawn to dusk.
  - f. Leak detection- Tuesday 1/17 to determine if the pool has a leak
- C. PW Audit- 3 systems that must be put in place per the auditor. Glenn Keller **motioned** to approve the 3 policies, Sue Apostolico seconded, all in favor.
- a. Fraud response plan-
  - b. Revenue recognition plan-
  - c. Conflict of interest disclosure
- D. PW Clean up
- a. Jake/Streamline junking- junk removal for shareholders and clean out maintenance room. Shareholders cannot drop off items in the maintenance room without notifying Kevin to have removed. The clean-up date will be announced and shared with shareholders.

## 8. Shareholders questions and comments-

Shareholder brought up rusty bikes that are being stored in maintenance room. All bikes must be labeled with name or unit #.

Only personal property to be stored in maintenance room should be bikes.

Shareholder asked about fountain with piping sticking out. Old bushes were removed and new shrubs have not grown over piping. Discussion about replacing fountain with something new.

Volunteers needed to do research on fountain ideas with pricing- Deb Sergeant will research.

Shareholder mentioned looking into electrical cars/charging stations for the future- will look into with electrical engineer.

Shareholder asked about defibrillator – Louis will look into purchasing

## 9. ADJOURNMENT

**Motion** made by Sue Apostolico to adjourn at 4:30 PM *second* by MaryAnne O'Bryan and all in favor

Minutes submitted by:  
Nichole Ware