

## **ANNUAL LETTER FROM THE PRESIDENT**

To: All Shareholders:

10 January 2024

It may be the most important statement I can make about the past year – Palm Worth survived and continued to function and strive to be the special “Gem” on the ocean.

It has been a busy year with many completed projects, personnel changes and emergencies.

After several months of uncertainty whether Nichole would return as our manager and with her decision not to return, it became important to initiate the search for a new Palm Worth property manager. With the assistance of Bob Wallis and Sue Apostolico conducting the initial interviews I arranged from afar, we were able to begin the process of locating a property manager that best fit Palm Worth’s needs. After numerous interviews with prospective management companies as well as individual property managers, we offered the Palm Worth manager position to Andy Miller, a person with years of management experience. In addition, after interviewing several bookkeeping companies we were able to keep our current bookkeeper. Hopefully, this will continue to provide continuity as far as the property management and financial management of Palm Worth. I appreciate Andy’s patience in making the transition to Palm Worth’s manager.

As far as the projects, contracts and emergencies, the following is an overall summation of the work done:

1. The 40 Year Electrical Inspection – Working with an electrical engineer, we contracted with Mast Electric to perform this required inspection. Every unit’s breaker box as well as the electrical room main breaker and the maintenance room breakers were tested as well as the entire system. Repairs were made to several unit breakers as well as the maintenance room breakers. As I previously reported our electrical system passed the 40 Year Electrical Inspection. The Board did vote to purchase the backup electrical room main breaker as well as fuses to have available in case of a failure. The estimated life expectancy of the system is 15 to 20 years. Also, based on the electrical engineer’s advice as well as the electrical company and plumbing contractor no new installation of “On Demand” water heaters will be allowed.
2. Window Maintenance Contract – Tier 7, 6 and 5 porch windows under the contract this year all had new gaskets installed and new caulking applied. In addition, the windows of both north and south facing the ocean had new caulk applied and the front of the buildings facing the ocean were painted. There are no plans to continue

this contract work in 2024 since it is important that the success of the maintenance be determined over a period of time.

3. Broken Fire Sprinkler Pipe/Maintenance Room – This pipe is part of the building sprinkler system, and this particular broken pipe supplied water to the roof and required ADT’s immediate attention. It is located under the maintenance room floor. After several attempts of drilling into the concrete floor to locate the broken pipe, we put a stop order on the drilling. A company specializing in utilizing a camera system to locate the crack was ordered by ADT. The decision was made to seal off the broken pipe and divert a new pipe to the ceiling (this can be seen in the maintenance room). The Building Maintenance Fund as well as the Contingency Fund assisted in meeting these additional costs.
4. Pool Restoration - The pool was originally scheduled to have a basic refinishing of the surface and a repair to the wiring of the non-working pool light. However, it became a major restoration when numerous cracks were discovered requiring the entire surface to be removed to the pool concrete foundation. The pool contract originally scheduled for June and July was postponed to September. Removal of all the mortar, concrete, etc. was extremely messy. By daily phone calls between Scot Northrup and myself we were able to supervise, select replacement tile pieces, and communicate with Atlantic Pool personnel on the job. Though there were a few issues with the pool when I arrived at PW, Atlantic Pool has worked with us, and we will again address the issues at the end of the season.
5. Dune Restoration – The overgrowth and destruction of our planted Sea Grapes and Sea Oats on our beach dunes by the invasive plants, definitely aggressive over the summer, was brought to my attention by David Brooks with photos. The Florida Dept. of Environmental Protection was contacted and after surveying our dunes applied for the permit to restore our dunes. Past history, approximately 10 years ago, we were notified that we faced a large penalty by that department for having invasive plants in our dunes which required us to contract with a dune specialist to remove the aggressive plants and plant \$3,000 of Sea Oats. This time working with David Kieckbusch, the Florida environmental specialist, our landscaper, and a dune specialist we were able to remove the invasive plants, establish our dune area and plant 80 Sea Grapes and 150 Sea Oats. We also understand that the hotel next door does carry the blame for some of these invasive plants and we will continue to reach out to them to maintain their property/dunes.
6. Roofing Contract – Faced with a roof over 20 years old and an inability to qualify for Citizens Insurance with the age of our present roof, we went out to 3 roofing contractors, Best Roofing, ACC MasterCraft Roofing and Jeff Albert Roofing for estimates for re-roofing of our buildings. Many hours reviewing and meeting with the contractors were spent to find the best fit at the best cost for Palm Worth. Best Roofing was selected. Though every attempt was made to be under contract in the Fall, it was not possible. Maintaining this beautiful, unique building on the ocean is not an easy task but rewarding to all of us. I hope all understand this as we go through a difficult time during the season with this contract. Thanks to David Roth

for assisting in reviewing all the proposals, being available for many of the questions that came up, and his overall expertise.

On a daily basis there are many decisions, problems and issues that need attention, that are too numerous to list here. But they are not too numerous for a failure on my part to mention the importance of those shareholders who volunteer on a regular basis to deal with the aforementioned.

As I said, Scott Northrup being at Palm Worth this year not only during the season but off-season as well was vital to keeping track of all the above-mentioned contract work. He was readily available to me by phone during the months when there was a lack of an on-site manager. Thanks, Scott, for taking your job as Building Committee Chairman So Serious!

Glenn Watson, Chairman of the Window Committee, has provided a much needed in depth program for not just maintaining jalousie windows, but sources for porch windows as well as conditions of our building windows both porch and general. Palm Worth so much relies on this type of effort to maintain its building and beauty as well.

Linda Auld and Corine Watson have continued to oversee the Laundry Room and have implemented “new” ideas into an “old” room. When they offered to help in many areas, I’m not sure how much they envisioned they would be called upon. The Christmas Tree Lighting party as well as the tree, were a huge success and enjoyed by all thanks to them. Our directory board with the shareholders’ names has a fresh look thanks to their efforts.

Bob Wallis answered the call when an in-depth review of our soon expiring 5-year Comcast contract was needed. The decision was not to sign another 5-year TV contract with Comcast due to the many changing methods television programming is available through streaming, etc. with more options and changes over the next 5 years. He will work with Comcast in providing the information to the shareholders prior to when the May expiration date occurs.

AND – let me not forget the Gerwigs, David and Vickie, who though dealing with damage to their residence in Ohio, arrived late to Palm Worth yet succeeded in bringing beauty to our gardens and grounds through many trips around the area searching for plant material. Thanks so much for all your time and effort. Palm Worth shareholders need to understand the time and effort extended on a yearly basis by these giving volunteers.

The Board continues to serve the shareholders in so many unseen areas. It is important that it is understood that a Board member is taxed with making sure the Bylaws and House Rules are adhered to when they accept a position on the Board. However, when there are obvious violations, each shareholder has the responsibility of ensuring that Palm Worth’s important documents are adhered to! I especially want to give a special thanks to Sue Apostolico who gave more time and effort in assisting me and fulfilling her position as

Secretary of the Board. Due to the fact that Sue was the only Board member at PW until I arrived in late October, she more than fulfilled her position as Secretary.

Glenn Keller continued to be more than just the Treasurer of Palm Worth's Board. He participated in the review of the roofing contract proposals and answered all those phone calls from an often-frustrated Board President. Thanks, Glenn, for all your assistance.

MaryAnne has put the social calendar together for the season and I believe this is another area that brings Palm Worth together as a community. Thanks to MaryAnne and her helper Sandy Moran.

Our web page is a source of past and current information. Rusty Moran is our manager of that site making sure the latest letters, minutes, photos, etc. are on the site. Our web page is; [PalmWorth Blog – password: pw2850](#).

I want to close this lengthy letter by remembering 2 previous Palm Worth ladies who passed away this year. MaryLane Cairns was a special lady who never saw a cloudy day. All was wonderful and with that she enjoyed so much her friendships and those parties at Palm Worth.

Betty Zimmerman, though not having been in residence at Palm Worth for years, was someone we all remembered as one who enjoyed her time at Palm Worth and did add that spark to our community.

I personally want to thank all those shareholders who expressed to me their appreciation of my time, effort and concern for Palm Worth and its community.

Thanks! It has been a difficult year.

Juanita Leary,  
President,  
Palm Worth Board of Directors