

Palm Worth, Inc.  
Board of Director's Meeting  
January 16, 2024  
Palm Worth Clubhouse

**1. CALL TO ORDER:**

Meeting called to order by Juanita Leary at 2:01 pm.

**2. ROLL CALL:**

Board members present were Juanita Leary, Sue Apostolico, Jim Curtis, Rusty Moran, Glenn Keller and MaryAnne O'Bryan. A quorum was established.

**3. PROOF OF NOTICE:**

Sue Apostolico certified that the 48 hour notice of the meeting had been posted as required by law

**4. APPROVAL OF MINUTES:** Sue Apostolico moved to waive the reading of the minutes for all of the Board meetings for 2023. Jim Curtis seconded. All were in favor.

**5. SECRETARY'S REPORT:** Sue Apostolico presented the report of the remodeling that was done during 2023. The report was approved by acclamation.

**6. TREASURER'S REPORT:** Glenn Keller presented the Treasurer's report of the financials through the month of October 2023. He reported that Palm Worth was on or below budget for most categories. He is still waiting on the financial reports from the CPA for the months of November and December 2023.

**7. OLD BUSINESS:** Scot Northrup gave a report for the Porch Window Contract. He summarized the work that had been done on the windows during the year. He also presented the idea of, in the future, replacing the center windows that currently open to fixed windows that would not open. The fixed windows would be substantially cheaper. Glenn Watson reported on the Jalousie window replacements and the condition of the unit entrance doors.

Brad and Debra Sergeant gave a report on the color that was used to paint the small cascading pools during the summer. They also presented a detailed handout of a proposed fountain made of resin that would go in the center of one of those pools. Sue Apostolico made a motion to accept the proposal. MaryAnne O'Bryan seconded. All were in favor.

**8. NEW BUSINESS:**

Juanita Leary presented a draft from our attorney to change the Palm Worth Bylaws to sell the entire property and building from 80% to 100% of the shareholders. Glenn Keller made a motion for the Board to accept the draft advised by our attorney and to present it to the shareholders for approval. Jim Curtis seconded. All were in favor.

Juanita next gave a report on the condition of the building. She pointed out that there is a crack in a support column in the maintenance room. She also said some window headers were also cracking.

Juanita recapped the dune restoration project that had recently occurred. A permit was granted from the State of Florida to cut the Sea grape bushes and a dune consultant was hired to supervise the work. The project was a huge success. She moved on to the condition of the grounds and reported that the lawn has sugar mosaic virus, which will cause the lawn to die and turn brown in the winter. There is no cure for the virus. Our landscaper suggested planting Rye grass, which is immune to the virus, during the winter months and then the lawn should naturally turn back to green in the spring. She also reported on the thrips, tiny almost microscopic insects, which are in the shrubs.

Glenn Watson give a comprehensive report for the windows in general and on the search for a suitable replacement for the jalousie doors and windows.

Juanita gave an update on the re-roofing project. The Town of Palm Beach inspector had been at the building but the contractor didn't show up because of the weather.

Discussion was started about Palm Worth's, "Modern Mid Century Design," and the topic of "Landmarking" the building with the Town of Palm Beach. This would protect and safeguard Palm Worth's unique character and charm as a historic place.

#### **9. SHAREHOLDERS COMMENTS:**

Several shareholders in the audience pointed out the poor condition of the shrubs on the north side of the building separating Palm Worth from the property next door. The Property Manager was asked to have the patio stones on the north side of the building pressure washed.

It was also pointed out that many of the beach chairs are stored under the stairs were rusty and unusable. Juanita said that shareholders that were not in residence should have removed their beach chairs back to their apartment when they leave. The storage under the stairs is supposed to be available only while shareholders are in residence. The manager was instructed to evaluate the chairs and throw out the rusty unusable chairs. Also, to notify shareholders that unless they are in residence their chairs should be stored in their apartments.

#### **ADJOURNMENT:**

Sue Apostolico made a motion to adjourn the meeting. MaryAnne O'Bryan seconded. All were in favor. The meeting was adjourned at 3:18 pm.

Andrew Miller,  
Property Manager

Sue Apostolico,  
Secretary

