

Palm Worth, Inc.
Board of Director's Meeting
March 7, 2024
Palm Worth Clubhouse

1. CALL TO ORDER:

Meeting called to order by Juanita Leary at 1:00 pm.

2. ROLL CALL:

Board members present were Juanita Leary, Sue Apostolico, Glenn Keller, Glenn Watson, Karen Wallis, Louis Lessard and Bruce Whitely. 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 the Board meetings for January 8, January 16 and January 20, 2024. Louis Lessard seconded. All were in favor.

5. SECRETARY'S REPORT: Sue Apostolico presented the report of the remodeling and construction that was done during January and February 2024. The report was approved by acclamation.

6. TREASURER'S REPORT: Glenn Keller presented the Treasurer's report of the financials for the month of January 2024. He reported that Palm Worth was over budget for the month of January 2024. That was due mainly to the dune restoration project. He is still waiting on the financial reports from the bookkeeper for the month of February 2024. Sue Apostolico made a motion to accept the Treasurer's report. Louis Lessard seconded. All were in favor.

7. OLD BUSINESS: Juanita Leary asked to have the updated report on the Comcast contract added to the agenda. Glenn Keller made the motion. Sue Apostolico seconded. All were in favor. She then gave a brief description of the disagreement between Palm Worth and Comcast regarding the renewal date for the contract. She stated that the Board wanted to not renew the bulk contract but instead give Comcast an access agreement to service the shareholders apartments individually. Bob Wallis explained the details of what would have to happen to move forward on the negotiations.

Glenn Watson gave a report for the porch window maintenance contract idea that is being considered for the summer. He summarized the work that had been done on the windows during the past years. He said the cost of a maintenance contract is unknown at this time. He also presented the idea of, in the future, replacing the center windows on the porch that currently open to fixed windows that would not open. The fixed windows would be substantially cheaper. Glenn Also reported on Jalousie window replacements and the condition

of the unit entrance doors. Juanita asked for input from the Board. It was decided to reconsider the window maintenance in April when the cost is determined.

Juanita gave a short report on the grounds and shrubs. She said the spray that the new exterminator is using appears to be working as the shrubs are now looking much better.

Juanita gave an update on the roofing project. A walk through of the work has been scheduled for March 8th. She said the Squeegie Squad has been hired to clean the roofing dirt and tar off the outside of the building and the windows. A question was raised about if the new drains were working correctly.

8. NEW BUSINESS:

Juanita Leary reviewed the attorney's draft presented at the last meeting to change the percentage of Palm Worth shareholders required in the Bylaws from 80% to 100% of the shareholders if the entire building is to be sold. Glenn Keller made a motion for the Board to approve the attorney's language in the draft and to present it to the shareholders for approval. Bruce Whitely seconded. All were in favor.

Bruce Whitely made a motion to include in the Bylaw change for the Board to approve all leases every year. Glenn Keller seconded. All were in favor.

Bruce Whitely made a motion for Palm Worth to apply to the Town to landmark the building. Glenn Watson seconded. All were in favor.

Juanita asked the Board to consider a small change in the House Rules to match the language on the State of Florida Pool Operating Permit. The change would be "No swimming after Dusk." All were in favor.

Juanita announced a change the building's engineering firm. Slider Engineering has been terminated and Bunker Engineering will replace them and do the Milestone Inspection. The inspection is scheduled for March 19th and 20th. Bunker's report will also include an updated Reserve Study.

Juanita presented to the Board drawings of a pond fountain with light fixture attached exactly like the original one that was installed in the ponds when the building was built. Bruce Whitely made a motion to purchase the custom built fountain. Glenn Watson seconded. All were in favor.

Juanita showed a picture of the recycling room after someone made a huge mess over the weekend. The Board discussed how people have been putting trash in the recycle room that doesn't belong there. Recently pieces of lumber, cabinet materials, mirrors and paint have been found left in the recycling room. A question was asked how often the recycling truck pickup. The answer is Monday and Thursday. The Board asked the manager to see about

getting another blue and another yellow recycling container. The manager was also asked to schedule Saturday trash pickup.

Summer projects for this coming off season were discussed. Juanita mentioned the replacement of EXIT signs that were not working. Also, cleaning the floors in the Laundry room, the Elevators, the Rest rooms and the Clubhouse. The paint peeling off the walkways was also discussed.

Juanita announced that the present property manager has resigned. The job is too much for him to do as a part time position. He suggested that the responsibilities of property manager and bookkeeper be divided into two part time jobs.

8. SHAREHOLDERS COMMENTS: A question was asked if the hurricane bars were still needed with the hurricane resistant windows installed. The answer was it couldn't hurt to take one additional safety step.

Another question was asked about trespassers at the building and what to do if a resident sees them. The answer was to call the Town of Palm Beach non-emergency line to report trespassers and not to approach them directly.

ADJOURNMENT:

Glenn Keller made a motion to adjourn the meeting. Sue Apostolico seconded. All were in favor. The meeting was adjourned at 2:30 pm.

Andrew Miller,
Property Manager

Sue Apostolico,
Secretary