

Palm Worth, Inc.
Annual Meeting of Members
Tuesday, February 20, 2024
Palm Worth Clubhouse

CALL TO ORDER: The meeting was called to order by Juanita Leary, President at 7:00 pm. Board members present were Juanita Leary, MaryAnne O’Bryan, Sue Apostolico, Glenn Keller, Rusty Moran, Jim Curtis and Louis Lessard.

PROOF OF NOTICE: Sue Apostolico, Secretary, reported that there were 29 shareholders present in person and 32 shareholders returned proxies. A quorum was established.

Sue reported that the first and second required notices of the meeting had been sent out as required.

APPROVAL OF MINUTES: The minutes of the 2023 Annual Meeting were available for handout. Sue Apostolico made a motion to waive the reading of the minutes and to approve the minutes of the 2023 Annual Meeting. MaryAnne O’Bryan seconded. All were in favor.

GUEST PRESENTATION: Juanita Leary introduced Emily Stillings, a Historic Preservation Consultant and a member of the Landmark Commission, to the shareholders. She asked Emily to give a short presentation on the reasons to landmark a building. Emily explained that Landmarked properties experience a premium in the marketplace of 6.2 to 13.7% over non-Landmarked properties.

Landmarked properties are also able to take advantage of exceptions in the Building Code regulations that allow historic buildings to be renovated while maintaining their unique character.

Emily left a Landmark information sheet with the top 10 reasons to Landmark, as well as, explaining myths about what Landmarking does and does not do. A copy is attached to these minutes.

She then answered shareholder’s questions about the Landmarking process.

ELECTION OF BOARD MEMBERS: Since there were three vacancies to be filled and only three shareholders submitted their intent to run for the Board, no election was necessary. Juanita Leary announced the new members as Karen Wallis, Bruce Whitely and Sue Apostolico.

She thanked MaryAnne O’Bryan, Jim Curtis and Rusty Moran for their service to Palm Worth as members going off the board. She also thanked the individual committees that had worked so hard during the past year.

REPORT OF OFFICERS:

- A. **PRESIDENTS REPORT:** Juanita Leary presented the President's Report. She reviewed the various accomplishments during the past year including the electrical inspection, pool restoration, dune restoration, roofing contract and the porch windows.
- B. **SECRETARYS REPORT:** Sue Apostolico had nothing additional to say.
- C. **TREASURERS REPORT:** Glenn Keller reported that he had mailed out the annual Treasurers report with the year-end financials as required. He said it has been a challenging year with many unexpected things happening including the new roof, legal fees, the Comcast contract renewal and the milestone inspection.

COMMITTEE REPORTS:

- A. **BUILDING COMMITTEE:** Scott Northrup recapped the various work that was done last year. A question was asked from the shareholders if the beach shower hose could be made the length it used to be. Scott explained that a longer hose was needed to water the new Sea Grape plants.
- B. **WINDOW COMMITTEE:** Glenn Watson gave a report on the windows He talked extensively about the need for window maintenance. He said that jalousie entry doors and windows are no longer available. He also floated the idea that the building sub out the summer porch window maintenance to free Kevin up to do other maintenance tasks.
- C. **BEAUTIFICATION COMMITTEE:** David Gerwig summarized the flowers planted around the property and seeding the lawns with rye grass seed this winter to make them bright green. The sugarcane mosaic virus was also mentioned as the cause of the St. Augustine grass turning brown.
- D. **LAUNDRY ROOM COMMITTEE:** Some of the dryers have been making strange noises and Kevin has been repairing them He has also ordered a supply and variety of parts so that he would have them readily available whenever he needs to work on the laundry machines.
- E. **MANAGERS REPORT:** Andy Miller, the new property manager, introduced himself and gave a brief description of his background. He thanked the shareholders for being so nice and welcoming to him.

Juanita Leary made a general announcement that the Board was considering not renewing the bulk TV contract with Comcast but instead giving Comcast an access only agreement and letting each shareholder decide what services they would want from Comcast.

SHAREHOLDER QUESTIONS & COMMENTS: Parking during the season was brought up as an issue with some shareholders having two cars. It was suggested that shareholders use the Palm Worth parking decals so their car could be easily identified. The decals are usually placed on the rear bumper of the car but can also be placed on the dash.

The shareholders were asked to crank down the umbrellas at the pool when they are finished using them. Also, they were reminded of the House Rule to turn off the grill and the propane gas tank after using the grill. Someone has been leaving the grill on at night which depletes the propane tank and is also a safety hazard.

The large number of beach chairs stored under the stairs was also discussed. It was reported that the old rusty and broken beach chairs that were under the stairs have already been disposed of. Shareholders were reminded to put their beach chairs in their apartments when they are not in residence. The beach chairs are only to be stored under the stairs as a convenience when shareholders are in residence.

Andrew Miller,
Property Manager

Sue Apostolico,
Secretary

*This is a Preliminary Draft to be reviewed and approved at next Board meeting.