

Palm Worth, Inc.
Board of Director's Meeting
April 1, 2024
Palm Worth Clubhouse

1. CALL TO ORDER:

Meeting called to order by Juanita Leary at 4:02 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 meeting of March 7, 2024. Karen Wallis seconded. All were in favor.

5. SECRETARY'S REPORT: Sue Apostolico said that an I-Pod has been found in a drawer in the office and that it is password protected. She has charged the battery but she cannot determine who the owner is. The report was approved by acclamation.

6. TREASURER'S REPORT: Glenn Keller presented the Treasurer's report of the financials for the month of February 2024. He reported that Palm Worth was over budget for the month of February about \$6,000 and year to date about \$22,000. He said the expenses should be back to a positive by the end of the year. Sue Apostolico made a motion to accept the Treasurer's report. Bruce Whitely seconded. All were in favor.

7. GUEST PRESENTATION: Juanita introduced Nate Markert, the Palm Worth insurance agent. He gave a brief summary of the insurance market and the proposals that he had to date. He said that he expected to get better pricing before the renewal date of April 14th. He recapped all the coverage options and gave an approximation of the down payment required plus the financing options. He also answered questions.

8. OLD BUSINESS: Glenn Watson gave a report for the porch window maintenance contract that is being considered. He said he talked with Royal Palm Aluminum and they became too cost prohibitive to use to service the porch windows. He proposed an alternative to use Joe Lemesevski, dba "Old Timey Joe" for the porch window maintenance. Glenn passed around a picture of the salt residue buildup on one of the porch window tracks.

Juanita reported that she has found a company in Miami, Window Mart Depot, that makes jalousie windows to fit existing openings. However, they do not install the windows. She has talked to Krol Glass, Inc. and they will measure and install the windows. She read a motion

from the minutes of February 23, 2021 that, "Jalousie windows can only be replaced with jalousie windows. She also said that since the building was being considered for Landmark status that any architectural changes would need the approval of the Landmark Commission.

Juanita announced that the building had been told by Best Roofing that we passed the final inspection but that the Town building inspector would not sign the permit until after the manufacturer's inspection and issuance of the warranty. Shareholders reported they now have spots on their windows that were not there before the roofing project.

She reported that the By-Law revision will be sent out for the 2/3 vote approval.

She reported that the Landmark Commission will not meet again until November to consider the Palm Worth application.

A discussion about the out dated printing of the House Rules was brought up. They are to be re-typed into the computer so they can be easily brought up to date in the future.

She reported on the recent concrete restoration work done on the support column in the maintenance room and the elevator rooms.

She also shared that the original looking "new fountain" has been installed in the pond by the pool. It may need a small adjustment to control the spray.

She reported that the shareholders will be getting a letter from Comcast about the non-renewal of the bulk contract and the setting up of their individual accounts. Louis Lessard said that he did not use the telephone number supplied the letter from Comcast but used a different number and had pleasant results. The number he used was 866-694-9415. The switch over date from bulk service to individual accounts is April 14th.

9. NEW BUSINESS:

Jaunita Leary reported that the building has passed Phase 1 of the Milestone Inspection with flying colors and we are now entering Phase 2 and the Reserve Study.

Squeegee Squad has given the building a \$700 estimate for touch up painting over mis-matched paint in areas that can now be seen because the building was recently cleaned.

A discussion was held about the poor condition of the paint on the walkways. A quote has been obtained for the removal of the existing paint and to patch all the cracks with epoxy. It was agreed to postpone this project until next summer.

Summer jobs for the maintenance staff was brought up. Of primary importance is the replacement of the exit signs. It was agreed to keep David as a part time employee for 3 days week. The fire extinguisher cabinet doors were also a topic of discussion plus the flag pole light and tree trimming on the north side of the parking lot.

Juanita announced that Mike Guzman, the new property manager, would be starting on April 15th.

8. SHAREHOLDERS COMMENTS: The shareholders wanted Kevin to check their apartment every month beginning in May and ending in October. It was determined that Kevin needs to use a checklist and leave it in the apartments so the residents will know their apartment has been checked. Apparently, last year the apartment were not checked each month.

ADJOURNMENT:

Glenn Keller made a motion to adjourn the meeting. Sue Apostolico seconded. All were in favor. The meeting was adjourned at 5:33 pm.

Andrew Miller,
Property Manager

Sue Apostolico,
Secretary