

Palm Worth, Inc.  
Board of Director's Meeting  
April 3, 2025  
Palm Worth Clubhouse

**1. CALL TO ORDER:**

Meeting called to order by Glenn Watson at 7:04 pm.

**2. ROLL CALL:**

The board members present were Glenn Watson, Sue Apostolico, Karen Wallis, Louis Lessard, Barbara Altenburg and Denise Callahan. Bruce Whitely was excused. 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 January 23, 2025, meeting. Barbara Altenburg seconded. All were in favor.

Glenn Watson announced that the Board has developed a "Mission Statement." He called upon Denise Callahan to present it. Glenn made a motion that the Mission Statement be accepted. Sue Apostolico seconded. All were in favor.

**5. SECRETARY'S REPORT:** Sue Apostolico reported that the new Lease for apartment 109 has been received and she made a motion that the Board approve the renewal for a term of one year. Glenn Watson seconded. All were in favor.

**6. TREASURER'S REPORT:** Karen Wallis said it was still early in the year. She reviewed various projects that have been accomplished since the first of the year. She said, "All was good."

**7. COMMITTEE REPORTS:** Glenn Watson called upon Glenn and Sue Keller to present the Landscape Committee report. They said the committee has been looking at the Seagrape hedge on the north side of the property. Since it is now quite thin, they recommend trimming the existing hedge down and planting Green Island Ficus in front of it. Glenn made a motion to plant a test plot of Green Island Ficus along the North hedge. Barbara Altenburg seconded. All were in favor.

Mary Anne O'Bryan gave the Social Committee report. The next event will be the End of the Season Party on April 20<sup>th</sup>.

Glenn Watson gave the Window Committee report. He said that window reports will be available again this year and reminded the shareholders that the windows are their responsibility to have serviced during the summer.

**8. OLD BUSINESS:** Glen Watson reported the maintenance room exterior door has been replaced and mentioned the work that Kevin has done to facilitate the installation. He also mentioned that the lawn spray schedule presently in place seems to be working and that the lawns look good now.

He said the House Rules have been revised, and they are posted on the web site. Shareholders suggested that they also be posted on the bulletin boards. Louis Lessard suggested Palm Worth consider a "Guest Version" to make it easy for short term guests to follow.

There is also a new Palm Worth directory available in the office.

**9. NEW BUSINESS:** Karen Wallis reported on the insurance renewal, and she summarized a meeting with the insurance agent, who is still looking for the best price. The policies are scheduled to be renewed on April 14<sup>th</sup>.

The Construction Rules have been updated. Handouts are available for shareholders to give to their contractors. Shareholders were reminded to ask for certificates of Insurance when having work done in their apartments.

Glenn reported that Palm Worth passed the annual roof inspection. This inspection is necessary to keep the warranty in force. The required annual elevator inspection has also been completed.

He also gave a summary of the Iguana removal currently in progress. At the halfway point three Iguanas have been removed from the property.

Glenn presented a plan by Len Lilyholm and a group of PW residents for all owners and guests to be able to enjoy the oceanfront views. Despite Len's untimely death, the group has decided to proceed with the project and present it to the Board for approval.

Architectural drawings, construction and landscape plans for the project were available. The project will be financed by private donation and will be for the use and enjoyment of all Palm Worth residents. Barb Altenburg made a motion to move forward with the project. Sue Apostolico seconded. All were in favor.

**10. EXPECTED SUMMER WORK:** Scott Northrup reported that the East Stairwell will have the finish blasted off and be repainted this summer. Glenn Watson made a motion that Waterfront Services be hired to do the work. Sue Apostolico seconded. All were in favor.

Scott also presented a display of the new fire extinguisher boxes and light fixtures currently being made by Kevin. Scott said that there would be touchups and some additional work on the walkways.

Sue Apostolico reminded everyone of the End of Season Closing Checklist. It will be emailed to everyone and be posted on the web site. Bikes and beach chairs should be put in the apartments before leaving as the East Stairwell will have extensive work done during the summer.

A discussion was held concerning the purchase of an AED machine. Louis Lessard was asked to coordinate the effort.

Linda Auld and Mary Anne O'Bryan were thanked for their fantastic job of cleaning up the office and file storage areas.

**ADJOURNMENT:** Glenn Watson made a motion to adjourn the meeting. Sue Apostolico seconded. All were in favor. The meeting was adjourned at 8:12 pm.

Andrew Miller,  
Sitting in for Property Mgr.

Sue Apostolico,  
Secretary