

Palm Worth Board of Directors meeting minutes March 25, 2026

1. Call to Order
2. Roll Call: Glenn Watson, Karen Wallis, Sue Apostolico, Denise Callahan, Barbara Altenburg, Louis Lessard. Bruce Whitely ABSENT
3. Approval of Minutes Jan 12, 2026 Waived reading of minutes Motion Sue Apostolico, Second Karen Wallis ALL in favor
4. Introduced Corinne Lagano as new property manager
5. **Secretary Report:** Motion by Sue Apostolico to approve these items, Second by Glenn Watson ALL in favor
 - Approve 305 new A/C unit
 - Approve 105 New Electric Panel
 - Approve 504 Gratuitous Loan
 - Approve 109 Lease renewal rental
 - Approve 509 new Windows
6. **Treasurers Report by** Karen Wallis:

Over budget in Jan by \$5500 due to elevator repairs, Dec Gas bill rec'd in Jan, Landscaping Annual Fees for extra mowing, Elevator deposit. March there was no Insurance premium payment due to renewal in April, (Meeting w/ Nate Markert from Foundation Risk Partners today at 1:00pm.)

7. Committee Reports

Windows Report by Glenn Watson Jalousie Replacement, Casey Thomas from Royal Palm Aluminum, Inc. was present to discuss options w/residents. Glenn said windows must appear consistent throughout the property, providing Architectural consistency. Spoke to Frederike Mitner from PB Landmark gave Glenn guidance to be consistent w/ Landmark status. **TABLED DISCUSSION** until April BOD meeting

Elevators: Glenn Watson suggested getting more opinions on persistent elevator issues, having Kevin apply rust converter to hydraulic pipes along South building.

Pipes: Glenn Watson discussed scoping the two sewer/waste lines and getting proposals for the 50 yr old cast iron pipes.

8. Sealcoat Parking Lot: Glenn Watson has several estimates, obtaining another from The Paving Lady . Will discuss once all info is gathered

9. Beautification Lawn Work update by Glenn Keller: FDOT is still working on A1A, Juanita Leary has been overseeing the repairs that they will make to PW property.
10. Social Committee: Deb Sergeant Easter Dinner being held 4/5
Next event Potluck on 4/22 End of Season

New Business

Louis Lessard will arrange a time and date to educate residents on the use of the AED, he will prepare written info as well.

Glenn Watson made a motion to mount the AED unit by the laundry area,
Second by Sue Apostolico ALL in favor

The Following Resolutions were proposed by Barbara Altenburg, and the Board of Directors voted and approved

1. Restatement of ESA rules to be put into House Rules

Motion made by Louis Lessard Second by Sue Apostolico ALL in favor

2. Construction

New rules regarding construction will be added to House Rules

Motion Glenn Watson Second Sue Apostolico ALL in favor

3. Dedication of new Walkway and tables to beach to Len and Carol Lilyholm

Motion by Denise Callahan, Second by Glenn Watson, ALL in favor

Kevin's Korner

Working on sprinkler, washing machines, dryers (maybe replace in future), power washed front walkway, parking lot bulbs, working on possible solutions to keep water from entering elevator shafts during inclement weather. Discussion about Kevins continuing to clean vents as needed. Possibly get carpets/runner for elevator floors.

Motion to Adjourn Glenn Watson Karen Wallis Second ALL in favor

RESOLUTION REGARDING CONSTRUCTION OF CONNECTIONS BETWEEN ADJACENT UNITS

Whereas the Board of Directors of the Palm Worth Inc. Cooperative (PW) are responsible for the long term maintenance and viability and protection of the property and buildings, and in light of the desire of some residents to acquire and expand their living areas into adjacent units from time to time, the Board finds it is necessary to reiterate the following and make certain guidelines are followed for the continued preservation of the corporate structure and for the safety and assurance of adjacent unit holders:

Whereas the Palm Worth Inc cooperative charter documents that all units are originally designed, built and operated, and continue to be assessed and assigned as single family use, each unit having at least one bathroom and one kitchen and stand alone utility service, tax assessment and mailing address, and so

BE IT RESOLVED THAT PW shall continue as such with no Unity of Title applications to be considered from the existing 67 units (shares, and leases).

BE IT FURTHER RESOLVED that connections between adjacent units will only be considered if the following conditions are met:

1. That the opening between the units is the size of a standard doorway, has a fireproof door and is built in such a way as the removed wall can be removed and replaced with the original structural integrity maintained, as certified by a Licensed Professional Engineer.
2. That the opening does not breach the expansion joint between the two South buildings and the two North buildings. The two buildings meet between units x03 and x04 on the South Buildings and between units x10 and x11 on the North Buildings.
3. That each side of the connected unit maintain one bathroom and one kitchen, and separate utility accounts for each. The kitchen area may be reduced to a wet bar area but must be structurally able to be restored to a kitchen area with the usual associated kitchen appliances and plumbing.
4. That both units are titled the same with the same named shareholder.

BE IT FURTHER RESOLVED that Palm Worth Inc will be held harmless if there is any damage to the building, neighboring units above and below or to the unit during or after the construction which is a result of said opening between the units. This is to include cracks, sagging, water intrusion at the opening, mold travel, odors and other attributable detriments.

BE IT FURTHER RESOLVED that if one or the other units is in arrears, PW will foreclose on both units together as if it is one delinquency.

BE IT FURTHER RESOLVED that this resolution shall take effect on March 25 2026,
and applies to all present and future residents of Palm Worth Inc.

President

Board of Directors

Luc Apostolico

Secretary

**Resolution to Officially Dedicate the new Beach Walkway and Tables to the
Memory of Len and Carol Lilyholm**

Whereas the Board of Directors of Palm Worth Inc (PW) wishes to thank the volunteers and the donors that funded and installed the new Beach Walkway which has been enjoyed by many, many of the Palm Worth residents this year. This walkway was the design and dream of longtime resident Len Lilyholm, who tragically passed with his wife Carol in 2024. His family and friends saw his dream through by funding and building the walkway which all of Palm Worth now enjoys. Many thanks to all those involved in giving this wonderful addition to Palm Worth.

BE IT RESOLVED that the Beach Walkway is to be officially known as the **Len and Carol Lilyholm Memorial Walkway.**

March 25, 2026

President – Palm Worth Inc.

Board of Directors

A handwritten signature in cursive script that reads "Sue Apostolico".

Secretary – Palm Worth Inc

Resolution Regarding Service Animals and Emotional Support Animals at Palm Worth

Whereas the Board of Directors of Palm Worth Inc (PW) wishes to reiterate that PW is a “No Pets” property which makes reasonable allowances for disabled residents who require either a Service Animal or an Emotional Support Animal, and whereas

PW will allow said animals to reside with the disabled owner with the following provisions:

1. In all cases the Service or ESA animal must have up to date vaccinations as proven by maintaining a current Palm Beach County Animal License and
2. The animal must not cause a noise nuisance such as from barking, or other obtrusive noise as can be heard by other residents
3. The animal may not be allowed to relieve itself on PW commonly used property or on the PW lawn visible from the PW buildings. In all cases the feces shall be bagged and properly disposed of by the owner.
4. All animals within the PW common property must be kept on a fixed leash at all times, including but not limited to elevators, walkways, parking areas, lawns, laundry room, clubhouse and other shared spaces. No dog or other animal shall be allowed to roam freely or be unattended in any common area of the PW property.
5. No dog shall be allowed to jump on, touch or sniff any other resident of PW without the permission of that person, therefore the fixed leash must be held by a person capable of controlling the dog at all times while the dog is in the common areas.
6. Health Department restrictions regarding dogs on the pool deck will be followed.

Be it further resolved that violation of this resolution may result in warnings, fines or other enforcement actions as permitted under the PW governing documents and rules.

BE IT FURTHER RESOLVED that this resolution shall take effect on

March 25 2026

President – Palm Worth Inc.

Board of Directors



Secretary – Palm Worth Inc