

**Palm Club West Village I Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Clubhouse**  
**West Palm Beach, Florida**  
**January 26th, 2017**  
**OFFICIAL MINUTES**

The Meeting was called to order at 7:00 pm by Jeff Gorfido.

Directors Present: Jeff Gorfido, Margaret Tuman and David Rogers.

Management Present: Jim Schmidt, LCAM

Residents present 9

**Minutes:** The minutes from the November 17th, 2016 Board of Directors Meeting were reviewed

**MOTION:** David Rogers made a motion seconded by Margaret Tuman to approve the minutes.

The motion carried 3-0.

**Treasurer's Report:** Report was reviewed by Board

**MOTION:** David Rogers made a motion seconded by Jeff Gorfido to accept Treasurer's Report

The motion carried 4-0. Palm Club West is currently in good shape.

**Manager's Report:** Read by Jim Schmidt LCAM

**MOTION:** Margaret Tuman made a motion seconded by David Rogers to accept the Manager's Report.

The motion carried 4-0.

**Old Business:**

**TV Upgrade / Back Up System:** Final Report was given by Jeff Gorfido and Jim Schmidt. Back Up system containing gate system and community channel is working. Property Manager will do final walk through with ACN regarding wires on building exteriors. Sign about Back Up system will posted on bulletin boards.

**Parking Permits:** Marge Tuman thanked Jim Schmidt and the staff for the job they did issuing parking stickers. Jeff Gorfido commented on the positive effects the new stickers have had on the community. Property Manager went over the numbers, 316 units had applied for stickers.

**Community Plantings:** Bid from John Aaron Landscaping for \$846.00 dollars was presented for plantings to bring color to the green spaces around the property.

**MOTION:** Margaret Tuman made a motion seconded by David Rogers to accept the bid.

The motion carried 3-0.

Status of the completion of the plantings around the building was discussed by the board with input from the residents. The bid from John Aaron Landscaping for \$20,000 to complete phase 2 of the plantings around the buildings with an additional \$10,000 to put in the plantings on the ends of the townhouse buildings was discussed.

**MOTION:** David Rogers made a motion seconded by Jeff Gorfido to proceed with plantings

The motion carried 3-0.

Mulching the beds was discussed and would be included in the second bid, if possible.

Property Manager will work with landscaper and David Rogers to put together a plan for plantings at the Alder and Savoy gates to be presented at the February meeting.

**Building Repairs 107-D:** Work on the exterior repairs would be completed within a week.

**Gate Repairs:** Property Manager updated the Board on the repairs that had been completed on the gates including replacement of the non-functioning gate operators and redoing the loop detectors. The operator on the Savoy resident gate needed to be replaced. Wiring and the wireless dialer for the Alder gate were damaged in the storm and have been replaced

MOTION: Margaret Tuman made a motion seconded by David Rogers to spend \$3800.00 on operator. The motion carried 3-0

Gate company will be out do make final adjustments, work to be completed within 3 weeks.

**New Business:**

**Basketball Hoop:** Residents voiced their objection to a basketball hoop being installed. Issue tabled.

**New Parking Enforcement Company:** Hi-Tek Security is the new company.

**Asphalt Repairs:** Property manager will get bids to fix potholes in the asphalt. Useful life of existing asphalt was discussed. David Rogers suggested looking into pervious materials, when the surfacing is redone.

**Meeting Time:** Board discussed moving meeting back to 6:30 p.m.

MOTION: Margaret Tuman made a motion seconded by David Rogers to change meeting time to 6:30. The motion carried 3-0

**Resident Input:** Input was shared during meeting

There being no further business the meeting was adjourned at 8:15 p.m.

MOTION: David Rogers made a motion seconded by Margaret Tuman to adjourn.

The motion carried 3-0.

Respectfully submitted by: \_\_\_\_\_ Palm Club West Village 1 COA