

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
February 23rd, 2017
OFFICIAL MINUTES

The Meeting was called to order at 6:30 pm by Jeff Gorfido.

Directors Present: Jeff Gorfido, Margaret Tuman, Robert Dedrick, Mandy Burkart and David Rogers.
Management Present: Jim Schmidt, LCAM
Residents present 17

Minutes: The minutes from the January 26th, 2017 Board of Directors Meeting were reviewed
MOTION: David Rogers made a motion seconded by Margaret Tuman to approve the minutes.
The motion carried 5-0.

Treasurer's Report: Report was reviewed by Board
MOTION: David Rogers made a motion seconded by Robert Dedrick to accept Treasurer's Report
The motion carried 5-0.

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 5-0.

Old Business:

TV / Back Up System: Jeff Gorfido spoke about the steps ACN. Was taking to correct issues with the internet. Back Up system will be temporarily shut done.

Community Plantings: Bid from John Aaron Landscaping for \$3590.00 dollars was presented for Phase 3 of the plantings around the buildings. The plantings at the end of the townhouses

MOTION: Margaret Tuman made a motion seconded by David Rogers to accept the bid.
The motion carried 5-0.

A bid was received from John Aaron Landscaping for \$9500.00 to mulch around the buildings
Margaret Tuman and Robert Dedrick spoke against mulching. Tabled, Manager will get additional bid.

New Business:

Pool Resurfacing: Margaret Tuman reported on the bids that had been received for resurfacing and retiling the pool and resurfacing the pool deck. Property manager commented on how responsive Perfectly Pure pools had been during the bidding process. Board reviewed the bids from Perfectly Pure Pools, Pool Tek and E&M.

MOTION: Margaret Tuman made a motion seconded by David Rogers to accept the \$36,567.81 bid from Perfectly Pure Pools
The motion carried 5-0.

Pool Deck Resurfacing: Bids from J Campbell Decorative Concrete, Palm Beach Resurfacing and Coastal Concrete were reviewed by the Board.

MOTION: Margaret Tuman made a motion seconded by David Rogers to accept the bid from J. Campbell Decorative Concrete for \$17,250.00 with clarification that the coating material was the same. The motion carried 5-0.

Subject of converting pool over to saltwater was discussed, cost would be prohibitive at this time.

Retiling Bathrooms in Clubhouse: Bids from PRF Services, All City Tile and Flooring Concepts were reviewed by the Board. Jeff Gorfido mentioned the Board was very happy with the work Flooring Concepts had done retiling the clubhouse floor in the past.

MOTION: Margaret Tuman made a motion seconded by David Rogers to accept the bid from Flooring Concepts for \$11,000.00 and an additional \$5000.00 for plumbing work.

All work will be completed at the same time. Pool and Clubhouse will close April 17th.

Maintenance Schedules: Jeff Gorfido spoke about putting together guidelines for scheduling normal repairs and maintenance in the community. Tentative items were discussed. Property Manager will work with Board to complete schedule. David Rogers asked if adding a third maintenance person would help. Manger will start getting bids to have dryer vents cleaned.

Lease Approvals for Rentals: Board discussed requiring owners to have a zero balances on their accounts to be able to rent their unit.

MOTION: Robert Detrick made a motion seconded by Margaret Tuman to adopt this policy. The motion carried 5-0.

Tree Removal at Alder Gate: Jeff Gorfido discussed removing the trees along the south side of the Alder gate entrance. Tabled. Manager will look into bids.

Moving Fence at Savoy Entrance: Manager will look into requirements for getting speed bumps on Lakeside Green

Resident Input: Input was shared during meeting. Resident suggested putting a stop light at the Savoy entrance.

There being no further business the meeting was adjourned at 7:45 p.m.

MOTION: Margaret Tuman made a motion seconded by Robert Detrick to adjourn. The motion carried 5-0.

Respectfully submitted by: _____ Palm Club West Village 1 COA