

**Palm Club West Village I Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Clubhouse**  
**West Palm Beach, Florida**  
**July 28th, 2016**  
**OFFICIAL MINUTES**

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

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

**Minutes:** The minutes from June 30th, 2016 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 the Board

**MOTION:** Margaret Tuman made a motion seconded by Robert Dedrick to approve the Treasurer's Report. The motion carried 5-0. Palm Club West is currently in good shape.

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

**MOTION:** David Rogers made a motion seconded by Margaret Tuman to accept the Manager's Report. The motion carried 5-0.

**Old Business:**

**Update on TV upgrade** was given by Jeff Gorfido. FPL is scheduled to turn power on to the townhouses on August 5<sup>th</sup>. Current system will be turned off August 31<sup>st</sup>. Board discussed possible training date for residents on how to use remotes.

**New Pool Keys:** Jeff gave a report, new locks were installed on July 25<sup>th</sup>. 50 keys had been exchanged so far.

**New Business:**

**Golf Cart Enclosure:** a bid from Town and Country was submitted for \$1150.00 to build an enclosure between the sheds for the golf cart. This would allow additional secure storage in the enclosure behind the sheds. This would also improve the appearance of the maintenance area and make access to the carts easier.

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

**Australian Pines along Alder Drive:** Two bids were received to remove the stumps left behind from the last cutting. Bid # 1 \$2800.00 from Duffys'. Bid # 2 \$850.00 from John Aaron Lawnscape.

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

**Street Lights along Lakeside Green:** Board discussed repairs to street lights on Lakeside Green. Property Manager Jim Schmidt will research and report back to Board.

**Plantings at Alder Gate:** a bid for \$575.00 from John Aaron Lawnscape was presented to replace damaged bushes and plant additional trees and shrubs at the Alder Gate.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to approve the bid.  
The motion carried 4-1.

**Parking Enforcement:** Robert Dedrick spoke about a zero tolerance for vehicles without a permit or guest pass. David Rogers and Margaret Tuman spoke against the policy

MOTION: Robert Dedrick made a motion seconded by Mandy Burkart to adopt this policy.  
The motion failed 2-3

**Sidewalk Power Washing:** Bid was presented for \$1400.00 to clean common sidewalks throughout the community.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to approve the bid  
The motion carried 5-0.

**Extended Parking in Guest Spot:** The Board discussed to issue of vehicles being ‘stored’ in guest parking spots. Board clarified that all vehicles must be operational and guest spots were for temporary parking only. A letter will be sent to the owners these vehicles requesting them to move.

**Lattice on Balconies:** The Board discussed the issue of white plastic lattice being use on balconies. The Board decided this was not in compliance with the documents.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to enforce this rule.  
The motion carried 5-0.

**Poison Ivy/ Oak in Trees:** Board discussed invasive vegetation that was growing in the trees. It was determined it was not poison ivy or oak. Property manager will get bids to have it removed.

**Bulletin Boards:** Board discussed replacing worn or scratched bulletin boards in the community. It was reported three more needed to be replaced.

MOTION: Margaret Tuman made a motion seconded by David Rogers to replace three boards.  
The motion carried 5-0.

**Resident Input:** A resident asked to send information directly to Board President and Treasurer. Board clarified that all information is to be sent to the management office email only.

There being no further business the meeting was adjourned at 7:30 p.m.

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

Following the meeting there was an informal discussion with the residents.

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