

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

The Meeting was called to order at 6:35 pm by Jeff Gorfido.

Directors Present: Jeff Gorfido, Robert Dedrick, Margaret Tuman and David Rogers. Arnie Sen arrived at 6:45

Management Present: Jim Schmidt, LCAM

Residents present 18

2018 Budget: Proposed Budget was reviewed by Board

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to adopt the proposed budget
The motion carried 4-0.

Minutes: The minutes from the September 28th, 2017 Board of Directors Meeting were reviewed

MOTION: Margaret Tuman made a motion seconded by Arnie Sen 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 Arnie Sen to accept Treasurer's Report
The motion carried 5-0.

MOTION: Margaret Tuman made a motion seconded by Arnie Sen to reclassify the Reserves to match the Reserve study done by Four Jays Consulting which was approved by the Board on October 27th 2016

The motion carried 5-0

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to approve the additional expenses for the Mix & Mingle over the \$ 150.00 previously approved.

The motion carried 5-0.

David Rogers thanked Margaret Tuman

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:

Resident Mix & Mingle: David Rogers spoke about the success of the party. 50-60 residents attended. David Rogers thanked those who had helped out. Margaret Tuman Suggested another party in February while our seasonal residents were here.

Community Landscaping Plan: David Rogers spoke about putting together an overall plan for plantings for the coming year. Jeff Gorfido agreed that would be a good idea. David Rogers will hold a landscaping workshop to get resident input.

Hurricane Panels for Clubhouse: Board reviewed bids from The Shutter Company, All American Shutters and Sunshine Aluminum to install removable panel shutters for the clubhouse.

MOTION: Robert Dedrick made a motion seconded by Arnie Sen to accept the \$2,671.00 bid from All American Shutters.

The motion carried 5-0.

Community Facebook Page: David Rogers started working on this and should have it completed in a month. David Rogers asked manager to supply pictures of the community.

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

The motion carried 5-0.

New Business:

Pressure Washing of Building Exteriors: Board reviewed bids from Jones Pressure Cleaning, KZ Pressure Cleaning and Scotti's Pressure Cleaning.

MOTION: David Rogers made a motion seconded by Arnie Sen to accept \$8,750.00 bid from Scotti's Pressure Cleaning.

The motion carried 5-0.

Hurricane Costs and Assessment: Jeff Gorfido spoke about the costs the community had incurred as a result of Hurricane Irma. Manager provided a breakdown to the Board detailing \$49,590.77 in expenses so far. Cost per unit would be \$130.00

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to proceed with special assessment process

The motion carried 5-0.

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

MOTION: Margaret Tuman made a motion seconded by Arnie Sen to adjourn

The motion carried 5-0.

Respectfully submitted by: _____ Palm Club West Village 1 COA

Resident Input followed after the meeting.