

Palm Club West Village 1 Condominium Association, Inc.
Board of Directors Meeting
February 6, 2014
(replaces meeting of January 30, 2014)
7:00PM

Meeting Minutes

The Board meeting was called to order by President Norman Landerman at 7:04 PM.

Present for the call of the roll were Robert Dedrick, Jeff Gorfido, Norman Landerman, and Thomas Welly.

Joy Williams was absent.

Also present at the meeting was Association Manager, Joyce Martelli, LCAM, representing Sea Breeze Community Management Services, Inc.

Minutes

Norm read the meeting minutes of the December Board meeting. The Board asked for One (1) correction to be made. Bob made a motion to approve the minutes with the One (1) correction, seconded by Tom, all were in favor.

Treasurer's Report

The Treasurer's report was read by Jeff Gorfido. The Association is currently in good shape.

Manager's Report

Joyce read the managers' report. (A copy will be included in the minute book.)

Old Business

Norm informed there are Two (2) units that should have their cable turned off this month due to their delinquent status. Tom made a motion to approve turning off the cable at the units, Bob seconded the motion, and all were in favor.

There are Three (3) delinquent owners that should be turned over to the attorney for collection. Jeff requested he contact the owners to see if a payment plan can be worked out prior to sending their accounts to the attorney. Jeff will provide the Board with an update at the next Board meeting.

Norm discussed the lighting project at building 125. FPL has not yet turned the power on, they need to install a meter after the County submits the permit information to them. Two (2) bids have been obtained for the installation of Two (2) spot lights to be installed on the side of building 125. A third bid will be obtained.

The structural damage on the patio at unit 102-A was discussed. The Three (3) bids for repair work were reviewed and discussed. The Board requested Joyce contact the last vendor that did similar work in the community and obtain a bid from them. The Board also requested Joyce to contact DeLeon Construction to ensure his bid is apples to apples with the other bids.

The Board discussed the bids from the new attorneys. The Board will call the References from Hartley and Morton.

The new gate tele-entry system was discussed. Norm informed the procedure that will take place prior to installing and activating the new gate system. New gate forms will be sent to all residents, all information in the gates will be entered into the new gate system according to information received on the new gate forms. Norm discussed the bid from Access Control Fence for the Door King 1837, which has a larger display than our current call box, and without the hood. Tom made a motion to approve the bid, Seconded by Bob, all were in favor.

Norm discussed the Oak trees that should be installed throughout the community. The Board will walk the property to determine which areas the trees should be planted. The Board will do the walk-through on Saturday at 1pm.

The Board discussed the Compliance Committee's recommendations. Norm asked for volunteers to work on revising the Rules and Regulations. A Board Workshop meeting will be held on March 12th at 6:30pm to discuss the revisions that need to be made to the Rules and Regulations.

Norm informed he is looking into Wi-Fi for the clubhouse. The price will be a one-time fee, under \$500. He is also looking into Two (2) wireless speakers for the pool radio. The Board agreed to the one-time fee, no more than \$500.

The plastic installed on the screens at the Two (2) units in building 116 was discussed. It was the attorneys' recommendation that a demand letter be sent to the owners in order to gain their compliance, followed by mediation. The Board wish for the attorney to move forward with sending the letters to the owners. Nothing is permitted to be installed on the screens or frames.

Norm informed the Security Camera Domes will be part of the new camera project.

Bids are to be obtained from an outside vendor for the pressure cleaning of the community sidewalks. Joyce is to ask the vendors how long the project would take.

New Business

Norm informed we no longer have to replace the lantern light fixtures. He was able to find similar tops, but are a little different than the existing tops. Norm requested the Board approve him to order Six (6) lantern light fixtures. Bob made a motion to approve Norm making the purchase, Tom seconded the motion, all were in favor.

Norm requested the clubhouse door replacement be tabled in order to obtain more bids.

Smaller parking stickers will be purchased in order to apply them to motorcycles. All vehicles must be registered once the new gate system is in place.

The dumpster repair by building 101 was discussed. The Board will inspect the dumpster on Saturday during their community inspection to determine the repair needed on the dumpster.

The clubhouse wall and sliding doors were discussed. Bids are being obtained for the repairs needed.

Adjournment

With no further business needing to be discussed, Tom motioned to adjourn the meeting at 8:34 PM, Bob seconded the motion, and all were in favor.

Respectfully submitted,
Joyce Martelli, LCAM