

Palm Club West Village 1 Condominium Association, Inc.
Board of Directors Meeting
February 27, 2014
7:00 PM

Meeting Minutes

The Board meeting was called to order by President Norman Landerman at 7:03 PM.

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

Thomas Welly was absent.

Also present at the meeting was Nick Bond, LCAM, representing Sea Breeze Community Management Services, Inc. Joyce Martelli was absent.

Minutes

Norm read the meeting minutes of the previous Board meeting. The Board asked for One (1) correction to be made. Jeff made a motion to approve the minutes with the One (1) correction, seconded by Norm, 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

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

Old Business

There are Four (4) delinquent owners that are over 90-days behind on paying their assessments. Some discussion took place. Jeff recommends only Two (2) of the owner be sent to the attorney for collection. Norm made a motion to send the Two (2) units to the attorney, Bob seconded the motion, all were in favor.

Norm discussed the lighting project at building 125. He informed we are still waiting on FPL. The bids for the lighting project were reviewed. Bob made a motion to approve the bid from Altima Lighting to install Two (2) flood lights on the side of building 125, Jeff seconded the motion, all were in favor.

The bids for the patio repair work at unit 102-A were discussed and reviewed. Bob made a motion to approve the bid from DeLeon Construction, to include the Three (3) options, Joy seconded the motion, all were in favor.

The bids for the new attorney were discussed. Bob made a motion to hire Hartley and Morton, Joy seconded the motion, all were in favor.

Norm informed he is currently waiting on Dana from Access Control to answer his email, then we can move forward with the new gate tele-entry system.

Norm requested discussion on the Oak trees be tabled.

Norm informed he will be purchasing Wi-Fi for the clubhouse this weekend.

Norm requested discussion on the Security Camera Domes be tabled.

The Board discussed purchasing a new surface cleaner for the pressure washer. Jeff made a motion to spend up to \$650 for a 20" surface cleaner, Bob seconded the motion, all were in favor.

The clubhouse door replacement is currently tabled.

Norm informed all motorcycles must be registered with the office.

The Board discussed the deteriorating dumpster near building 101. Joy made a motion to have Waste Pro replace the dumpster with a new dumpster for a price of \$480, Bob seconded the motion, all were in favor.

The Board reviewed and discussed the bids to repair the clubhouse wall. The Board would like the bids to include replacing the sliding doors with windows to match existing windows on the West side of clubhouse.

New Business

The Board reviewed the bids for the old fire alarm pull-stations that must be replaced, per the Fire Marshall. Jeff made a motion to approve the bid from Alarm Guard, seconded by Joy, all were in favor.

Discussion took place regarding the lighting near building 109. The area was investigated and the Board determine the area has sufficient lighting. No additional lights are needed at this time.

Satellite premium channels were discussed. Norm informed he spoke with representatives from DirecTV to discuss our options on upgrading the current cable TV system. Digital cable is currently being looked into.

Adjournment

With no further business needing to be discussed, Norm motioned to adjourn the meeting at 8:28 PM, Joy seconded the motion, and all were in favor.

Respectfully submitted,
Joyce Martelli, LCAM