

APM
Associated Property Management
Of the Palm Beaches, Inc.
Village Royale Greenridge Association, Inc.
Building 7
Board Meeting
Tuesday, January 20, 2015

Agenda:

- **Call Meeting to Order**
President Eddie Colameta called meeting to order at 10:30am
- **Roll Call of Board Members**
Present: Eddie Colameta, Gene Fracassi, Roberta Gibson, Richard Trepanier and Michael Rice, LCAM
- **Reading of any unapproved minutes**
Eddie made a motion to waive the reading of the minutes, seconded by Roberta and approved by the Board
- **President Message**
No report
- **Treasures Report**
Eddie reported:
Operating account balance: \$100,074.00
Reserves: \$ 42,824.41
Line of credit secured: \$100,000.00
Motion was made to accept the report by Roberta, seconded by Gene and approved by the Board
- **Unfinished Business**
None
- **New Business**
 - 1) **ESRM-FOB CONTRACT**
 - a. This is a security fob and phone system and the cost to install is \$3,868.00
The monthly charge is \$38.00 for emergency monitoring.
Eddie made a motion to sign the contract, seconded by Richard and approved by the Board
 - 2) **ADDITIONAL SECURITY CAMERAS FOR PARKING AREA**
 - a. This contract is for \$1,300.00. Roberta made a motion to accept this contract,
 - b. seconded by Eddie and approved by the Board
 - 3) **TERMITE CONTRACT**
 - a. The Orkin contract for \$5,000.00 for initial service with a renewal amount of
 - b. \$500.00 annually with a 10 year guarantee was introduced by Richard.
 - c. Eddie made a motion to accept this contract subject to negotiating a lower
 - d. renewal amount was made, seconded by Roberta and approved by the Board.
 - 4) **DELINQUENCY**
 - a. Eddie directed a discussion relative to foreclosure proceedings, seconded by
 - b. Richard and approved by the Board.
- **ADJOURNMENT**
Roberta made a motion to adjourn, seconded by Eddie and approved by the Board at 10:55AM.

Respectfully submitted by
Michael Rice LCAM
Associated Property Management of the
Palm Beaches