

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
February 8th, 2017
APPROVED MINUTES

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

Directors Present: Jeff Gorfido, Robert Dedrick, David Rogers and Margaret Tuman.

Management Present: Jim Schmidt, LCAM

Residents present 12

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

MOTION: Robert Dedrick made a motion seconded by Margaret Tuman to approve the minutes.

The motion carried 4-0.

Treasurer's Report: Report was read by Margaret Tuman

MOTION: David Rogers made a motion seconded by Robert Dedrick to accept Treasurer's Report

The motion carried 4-0.

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 4-0.

Old Business:

Ice Cream Social February 3rd: David Rogers spoke about the Ice Cream Social Saturday February 3rd between 40-45 residents attended and had a good time. David Rogers thanked the residents and committee who helped put on the event. They are planning a dance in the future that will be put on at no cost.

Gates: Board discussed the timing on the Alder resident gate arm and that it was open to long and allowing multiple cars to enter. Property Manager will meet with the Samco Systems to have this corrected.

MOTION: Jeff Gorfido made a motion seconded by Margaret Tuman to adjust the timing down.

The motion carried 4-0.

New Business:

Pool Maintenance: Jeff Gorfido spoke about the issues we were having with our current vendor Perfectly Pure Pools. Company has addressed the issues Board reviewed bids from other pool companies in case a change needs to be made.

Drainage Around Buildings: Jeff Gorfido discussed the different drainage issues including the gutters, downspouts, sprinklers and water pooling against the buildings. The board discussed different options and that this was a large project and would be done in stages. Jeff thought it might be necessary to remove the sprinklers from the hedges. Property Manager will start by having the staff adjust the sprinklers to make sure they are not hitting the windows. Next, they will begin correcting the issues with the downspouts.

Rental and Sale Applications: Board reviewed updated applications and Rules and Regulations
MOTION: Margaret Tuman made a motion seconded by David Rogers to adopt new applications and Rules and Regulations.
The motion carried 4-0.

Hallway Resurfacing: Jeff Gorfido and the Property Manager discussed the issue with the textured floor finish peeling up on the 2 and 3 story buildings. The property Manager gave the opinion from the two companies that had come out that this was a result of the surface not being properly prepared after the carpeting had been removed. Property Manager will continue to get bids and a scope of work for the project. Jeff Gorfido cautioned that the Board should take their time with this to make sure they were making the best use of the money to make the necessary repairs.

Policy on Storage PODS: Board discussed the different time frames for having PODS on site. Property Manager will consolidate ideas and present to the Board at the next meeting.

Audit Summary: Jeff Gorfido went over the summary provided by Hafer, the company which prepared the audit. Suggestions were made to put a conflict of interest and Fraud policy in place. Jeff Gorfido stated he would like to go back to physical checks and the Board agreed. There were concerns raised by the residents about possible conflict of interest with a Board member working for the Management Company. It was stated that prior to joining the Board this was discussed with the Association attorney and there was no conflict as long as the Board member recused themselves from any discussion on the management contract. On January 22nd the current attorney Lora Howe gave the same opinion in writing to the Board. *The following information was in the email but not discussed at the meeting "I advised Jeff that in my opinion it wouldn't be a conflict of interest for a board member to be an employee for the management company (with no financial interest in the management company) as long as they do not make decisions for the association. It would be best if the board member didn't have anything to do with the association's matters that are with the management company."*

Road / Parking Area Issues: Jeff Gorfido discussed the issues at the Alder entrance gate where the asphalt was failing. At the very minimum it would require removal of the asphalt and compacting the earth underneath, but could be more involved. Property Manager had begun securing bids which were reviewed by the Board. Areas of the parking lots were having issues as well and would need to be addressed soon. Property Manager will continue getting bids and also get the cost of replacing the loop detectors for the gate system.

There being no further business the meeting was adjourned at 8:10 p.m.

MOTION: David Rogers made a motion seconded by Robert Dedrick to adjourn
The motion carried 4-0.

Respectfully submitted by: _____ Palm Club West Village 1 COA

Resident Input followed after the meeting.