

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
November 30th, 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 Arnie Sen.

Management Present: Jim Schmidt, LCAM

Residents present 11

Minutes: The minutes from the October 26th, 2017 Board of Directors Meeting were reviewed

MOTION: David Rogers made a motion seconded by Arnie Sen to approve the minutes.

The motion carried 4-0.

Treasurer's Report: Report was read by Jeff Gorfido

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 Arnie Sen to accept the Manager's Report.

The motion carried 4-0.

Old Business: None

New Business:

Lease Approval Process: Jeff Gorfido spoke about residents being required to submit applications for all leases and purchases.

Guidelines for Approval/Disapproval of Leases: The Board discussed guidelines that may be used as good cause for lease disapproval.

The following may be considered as good cause

1. Damage to common areas, association property or other units caused by tenant, tenant's guests and tenant's visitors'
2. Illegal drug use in the common areas and in the unit by tenant, tenant's guests and tenant's visitors'
3. Open Violations
4. Two or more confirmed complaints received from other residents against tenant
5. Unapproved residents living in the unit.
6. Violations of the Parking Policy
7. Convictions for Drug Possession or Sales.
8. Are subject to a lifetime registration requirement under a state sex offender registration program.
9. Engaging in drug-related, violent, or other criminal activity that may threaten the safety or right to peaceful enjoyment of other residents
10. Have intentionally given false information as part the current application

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

Resident Social Function in February: David Rogers spoke about having an Ice Cream Social Saturday February 3rd from 2-4 p.m. A committee will be formed and a workshop held on December 12th at 2:30 p.m. for planning. Resident are encouraged to attend the workshop and help out with the event.

Building 113 Plumbing Issues: Jeff Gorfido and the Property Manager spoke about the ongoing issue of sinks backing up in this building. The cause of the backup is from blockage caused by resident putting grease and egg shells down the drain. Emerson Plumbing came out and installed a clean out in unit A-1 and cleared the line and scoped to determine there was no permanent damage to the pipes. Resident were reminded again not to put grease down the drains.

There being no further business the meeting was adjourned at 7:40 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.