

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
December 28th, 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 November 30th, 2017 Board of Directors Meeting were reviewed

MOTION: Margaret Tuman made a motion seconded by David Rogers 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: Margaret Tuman made a motion seconded by David Rogers to accept the Manager's Report.

The motion carried 4-0.

Old Business:

Resident Social Function in February: David Rogers spoke about the Ice Cream Social Saturday February 3rd from 2-4 p.m. The second planning workshop will be held January 8th at 6:30 p.m. A budget for the event will be submitted at the January 25th Board Meeting

MOTION: Margaret Tuman made a motion seconded by David Rogers to approve the flyer.

The motion carried 4-0.

New Business:

Special Assessment: Jeff Gorfido spoke about the special assessment. Cost per unit will be.

325	171.65
350	171.65
350A	171.65
215E	105.70
5300	123.20
5600	162.80
220	118.00

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to approve the Special Assessment. Bills will be sent in January

The motion carried 4-0.

Reasonable Accommodation for Service and Support Dogs: The Board discussed the rise in residents seeking to have dogs on the property that exceed the 25 pound weight restrictions. Residents were claiming exemption for Emotional Support Animals. The Board discussed adopting a form that residents seeking special accommodation would need to submit.

MOTION: Margaret Tuman made a motion seconded by David Rogers to adopt the form after approval by the lawyer.
The motion carried 4-0.

Unit Key Policy: Jeff Gorfido discussed the letter that was sent to the residents requesting a key to their unit as specified in the Documents of the Association. Jeff Gorfido then explained the policy to the residents and answered questions.

KEY POLICY

- KEYS WILL BE KEPT IN A LOCKED CABINET WITHIN THE OFFICE WHICH IS ALARMED
- KEYS WILL BE ON A NUMBERED TAG WITHOUT UNIT INFORMATION
- ACCESS TO THE KEYS IS LIMITED TO ASSOCIATION PRESIDENT AND PROPERTY MANAGER
- NO SINGLE INDIVIDUAL WILL ENTER A UNIT, MINIMUM OF TWO REPRESENTATIVES WILL GO INTO UNIT
- EVERY ATTEMPT WILL BE MADE TO CONTACT UNIT OWNER VIA PHONE AND EMAIL PRIOR TO ENTRY
- UNIT OWNERS WILL BE NOTIFIED OF ANY PROBLEMS FOUND IN UNIT

MOTION: David Rogers made a motion seconded by Margaret Tuman to adopt the policy
The motion carried 4-0.

Balcony Repairs to Building 119: A bid was received from Coastal Concrete to repairs the damage to the concrete between unit F1 and F2. The bid for repair was \$3900 with an addition \$2100 for engineering costs.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to accept the bid and begin the repair process
The motion carried 4-0.

Landscaping: Board and Property Manager will meet with Landscaper to redo the island at the Alder Entrance

There being no further business the meeting was adjourned at 7:15 p.m.

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

Respectfully submitted by: _____ Palm Club West Village 1 COA

Resident Input followed after the meeting.