

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
April 13th, 2017
APPROVED MINUTES

The Meeting was called to order at 6:35 pm by Jeff Gorfido.

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

Management Present: Jim Schmidt, LCAM

Residents present 3

Minutes: The minutes from the February 23rd, 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 reviewed by Board

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

The motion carried 4-0. Palm Club West receivables are down.

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:

ACN. TV / Internet: Property manager reported ACN. Is stabilizing the internet. The backup system is being tested.

Community Plantings: Bids from John Aaron Landscaping were presented for removal of trees along the southern fence line at the Alder entrance and replanting of hedges on the north and south of the entrance Status of the completion of the plantings around the building was discussed by the board. Work on new bids would not be started until previous work had been finished.

MOTION: Margaret Tuman made a motion seconded by David Rogers to accept the bids

The motion carried 4-0.

David Rogers proposed ground cover as an alternative to mulching. David Rogers will look into costs and report back to board.

Property Manager will work with landscaper and David Rogers to put together a plan for plantings at the Alder gate

MOTION: Margaret Tuman made a motion seconded by David Rogers to authorize up to \$1028.00

The motion carried 4-0.

Board also approved 2 pallets of sod to even out the beds where the old bushes had been removed.

Pool Closure: Pool and clubhouse will be closed April 17th – May 17th. One restroom will remain open for the use of staff and the workers.

New Business:

Security Deposit for Rentals to Family Members: Property Manager advised the board that currently common area security deposits for rental units was equal to one month's rent. If a unit was rented to a family member at no charge there was no deposit on file. Board discussed this and with input from the residents, clarified a deposit was necessary and set the amount at \$1000.00 effective on all new leases.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to approve this policy. The motion carried 4-0

Community Website: Jeff Gorfido spoke about getting a website for the community, as this would be an effective way to keep the residents updated on what was happening in the community. Jeff Gorfido will contact web designers for ideas and costs and will report back to the board.

Benches in Green Space: David Rogers spoke about installing more benches around the community to encourage residents to enjoy the green spaces. Property manager reported cost would be approximately \$1000.00 per bench. Tabled

Jeff Gorfido spoke about repairing the exiting benches and instructed property manager to check condition and cost of making necessary repairs.

David Rogers inquired about progress on getting speed bumps for Lakeside Green Blvd. Property Manager reported he had not made contact with the county yet.

Jeff Gorfido spoke about the condition of the mailbox at building 110. He will write a letter to the Post Master to see about getting a replacement.

Resident Input: Input was shared during meeting, in addition

Resident questioned the frequency of the A/C lines being cleaned. Lines will be vacuumed twice a year, or as needed.

Resident questioned procedure for input to board. All information must be sent to management email or delivered in writing to the onsite office.

Resident expressed his desire for harmony among the board members.

Resident expressed his unhappiness with Property Manager.

There being no further business the meeting was adjourned at 7:50 p.m.

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

Respectfully submitted by: _____ Palm Club West Village 1 COA