

**Palm Club West Village I Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Clubhouse**  
**West Palm Beach, Florida**  
**September 29th, 2016**  
**OFFICIAL MINUTES**

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

Directors Present: Jeff Gorfido, Robert Dedrick, Mandy Burkart. David Rogers and Margaret Tuman  
Management Present: Jim Schmidt, LCAM

**Minutes:** The minutes from August 25th, 2016 Board of Directors Meeting were reviewed  
**MOTION:** Margaret Tuman made a motion seconded by Mandy Burkart to approve the minutes.  
The motion carried 5-0.

**Treasurer's Report:** Report was reviewed by Board  
**MOTION:** Robert Dedrick made a motion seconded by Jeff Gorfido to approve the Treasurer's Report.  
The motion carried 5-0. Palm Club West is currently in good shape.

**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 5-0.

**Old Business:**

**Update on TV upgrade** was given by Jeff Gorfido and Jim Schmidt LCAM. FPL is scheduled to run power to the townhouses on September 30<sup>th</sup>. Tentative shut off date for old system will be October 21<sup>st</sup>. A letter to the residents will be sent out with details. A training session on the new system will be held on a Saturday.

**Parking Permits:** New guidelines are being worked on.

**New Business:**

**Resident Email Addresses;** Jeff Gorfido spoke about the benefits of being able to communicate with the residents via email. A request for email addresses and authorization will be included on the new parking permit form.

**Hurricane Shutters:** Robert Dedrick discussed shutters being closed year round. Board discussed limiting time frame to during hurricane season only (June-November).  
**MOTION:** Robert Dedrick made a motion seconded by Margaret Tuman to look into County Ordinances and bring Palm Club in line with regards to shutter closure.  
The motion carried 5-0.

**Update of Gate Directory:** Property Manager discussed updates to gate directory. Including removal of residents no longer living on site. Assigning remotes to individuals instead of units.  
**MOTION:** Robert Dedrick made a motion seconded by Margaret Tuman to limit number of remotes to number of registered vehicles plus one.  
The motion carried 5-0.

**Camera:** Property Manager updated board on improvements to camera system and completion of fiber change over. Need for higher resolution cameras was discussed

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to install three new higher resolution cameras.

The motion carried 5-0.

**Fines for Damage to the Gates:** Board discussed ongoing damage to Alder gate arm and need to fine residents for damages.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to set the fine at \$100.00 plus any additional charges.

The motion carried 5-0.

**Alder Entrance Plantings:** Board discussed replacement planting of annuals at Alder entrance. David Rogers made suggestions. Mandy Burkart stressed the need for plantings to be drought tolerant. Board decided to seek advice from Master Gardener Helen Carlson.

**Fertilizing New Plantings:** A bid was submitted from John Aaron Lawnscape for \$1300.00 to fertilize bushes that had been installed around building.

MOTION: Margaret Tuman made a motion seconded by Robert Dedrick to accept bid

The motion carried 5-0.

**Asphalt Repairs:** Board directed Property Manager to get estimates for necessary patching and repairs.

There being no further business the meeting was adjourned at 7:30 p.m.

MOTION: Margaret Tuman made a motion seconded by Mandy Burkart to adjourn.

The motion carried 5-0.

Following the meeting there was an informal discussion with the residents.

Respectfully submitted by: \_\_\_\_\_ Palm Club West Village 1 COA