EMBASSY PARK CONDOMINIUM ASSOCIATION, INC
1700 EMBASSY DRIVE WEST PALM BEACH FLORIDA 33401
561-641-1016 ~ johns@cmcmanagement.biz

BOARD OF DIRECTORS MEETING
March 13, 2017 @ 7:00pm UNIT 808

CALL TO ORDER

ROLL CALL

ESTABLISH QUORUM

PROOF OF NOTICE

READING OF THE MINUTES ~ 02-13-2017

TREASURER'S REPORT

COMMITTEE REPORTS

- Collections/Delinquents
- Landscaping
- Pool
- Legal Committee
- Maintenance Committee
- Manager's Report

***7:30 –** Mr. Scott Smiley with Covert Security will give a 20 minute presentation to explain the quote for security upgrades distributed to the Board at the last meeting.

OLD BUSINESS

- Fencing at 800 bordering Jamestown
- Spikes on Gates
- Roof Report

NEW BUSINESS

- Quote for Gate Arm.
- Surveillance signs for front gate.
- Recycling Bins

OWNER COMMENTS – Two minutes each.

ADJOURN

NEXT MEETING: ~ 4-10-17

EMBASSY PARK CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 13, 2017 @ 7:00PM
1700 EMBASSY DRIVE UNIT 808

- **CALL TO ORDER:** The meeting was called to order at 7:00pm.

- **PROOF OF NOTICE/ROLL CALL:** Notice was posted 72 hours prior by John S. Board members present were Darlene Crawford, Phil Yorston (by phone), Margaret Streeter, Ana Schwerer, June Howard, Erin Paige, Elise Counts. Quorum of the Board achieved. Homeowners present were: Jack McDonald, Ed Walker, Sue Bailey, Amy Spiegelman.

- **APPROVAL of the MINUTES**: Motion made by Darlene to waive reading of the minutes of January 9, 2017. Ana 2nd, all in favor, motion passed, minutes approved.

- **TREASURER'S REPORT:** Distributed by June. Hafer review should be ready by March.

- **LANDSCAPING**: Darlene made a list of courtyards that need the growth removed. Weed treatment also needed in turf.

- **POOL**: InterKleen to do better, Erin volunteered to be pool committee chair.

- **LEGAL**: Amy: 207 in bankruptcy. May go to mediation.

- **MAINTENANCE:** Ana to do gate code changes.

- **MANAGERS REPORT:** Disributed. Power washing and staining of fences: John to get proposals.

- **OLD BUSINESS:** Bougainvillea to be planted along East fence. Roof report tabled until next meeting. Security camera update tabled until next meeting. John to look into fence problem at Jamestown border.

- **SPECIAL ASSESSMENT ACCCOUNT**: New account needed at Chase. June to handle.

- **OWNER COMMENTS:** Ed suggested that front gate bars be added to keep cars from following others in. John to investigate.

- **ADJOURN:** Meeting adjourned at 8:20pm.

CENTURY MANAGEMENT CONSULTANTS
MONTHLY MANAGERS REPORT

Association: EMBASSY PARK CONDOMINIUM Month: FEBRUARY 2017

Property Visitation Dates:

2-1	2-15			
2-3	2-17			
2-8	2-22			
2-10	2-24			

Landscaping:	Trimming:	BUSHES TRIMMED 2-23
	Mowing:	GRASS CUT 2-7, 2-23
	Weeds:	SOME
	Pest Issues:	NONE
	Irrigation Issues:	PUMP REPAIRED
	Other:	

Parking Lots/ Roads:	Pot Holes:	NONE
	Street Lighting:	ALL GOOD
	Parking Stops	GOOD
	Lines:	" "
	Seal Coating:	NEW
	Signs:	ALL NEW

Sidewalks:	Cracks:	GOOD
	Dirty:	

Fencing & Gates:	Secure:	SATISFACTORY
	Damage:	"
	Paint or Stain:	"
	Other:	"

Waterways:	Trash:	N/A
	Weeds/Algae:	"
	Fountain:	"
	Sea Wall:	"
	Boat Dock:	"
	Other:	"

Main Entrance	Gate:	FUNCTIONING NORMALLY
	Guard House:	N/A"
	Fountain:	N/A
	Monument:	NEWLY FINISHED BY KAUFF'S
	Other:	"

Pool:	Tiles:	GOOD
	Coping:	"
	Deck:	"
	Furniture:	"
	Trash:	"
	Heater:	"
	Water Conditions:	"
	Safety Equipment:	"
	Signs:	"
	Bathrooms:	SATISFACTORY

Buildings	Paint:	GOOD
	Stairs:	N/A
	Railings:	"
	Catwalks:	"
	Lights:	GOOD
	Fire Extinguishers:	"
	Laundry Rooms:	N/A
	Trash Chute:	N/A
	Balcony:	"
	Screens:	"
	Elevator:	N/A
	Fitness Center:	N/A
	Roofs:	SATISFACTORY
	Boat Dock	N/A

Additional Comments or Concerns:

*402 BLDG. HAD 3" OF STANDING WATER ON ROOF. DRAINS WERE CLOGGED. SENT KEITH WITH POWER SNAKE.

*REMOVED MATTRESS FROM 4TH COURT

*802 HAD BEES COMING IN TO MASTER BATH FROM HOLES IN STUCCO. CALLED ALPINE FARMS WHO SPRAYED THE AREA AND INTO THE HOLES WITH BEE KILLER, THEN CLOSED HOLES.

*REMOVED PALM TREE AND ROOTS AT 902 THAT WAS DESTOYIN FENCE.

*REMOVED OVERGROWN BAMBOO AND ROOTS AT 906 INSIDE AND OUTSIDE FENCE.