

Palm Club West Village I Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Clubhouse
West Palm Beach, Florida
January 31, 2019

UNAPPROVED MINUTES

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

Directors Present: Jeff Gorfido, Robert Dedrick, David Rogers, Richard Herrera and Greg May (7:03)
Management Present: Jim Schmidt, LCAM
Residents present 5

Minutes: The minutes from December 27th 2018 Board of Directors Meetings were reviewed

MOTION: David Rogers a motion seconded by Robert Dedrick to approve the minutes.
The motion carried 4-0.

Treasurer's Report: Jeff Gorfido gave the Treasurer's Report

MOTION: Robert Dedrick made a motion seconded by David Rogers 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 Robert Dedrick to accept the Manager's Report.
The motion carried 4-0.

Old Business:

2017 Audit Draft: A copy of the draft had previously been sent to the Board for review

MOTION: Robert Dedrick made a motion seconded by David Rogers to accept the draft of the audit.
The motion carried 4-0.
It was the recommendation of the auditor Hafer LLC to adopt a Fraud Policy.

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

2018 Audit: The Board reviewed proposals from Hafer LLC (\$5,500.00) and Friedman, Feldmesser & Karpeles (\$4,250.00) to conduct the audit for 2018.

MOTION: Robert Dedrick made a motion seconded by Richard Herrera use Friedman, Feldmesser & Karpeles
The motion carried 4-0.

New Business:

Community Landscaping: David Rogers spoke about planting 8 clusters of trees along the canal between Alder Drive and Savoy Lane (\$1600.00). The Board also discussed the replacement of the bushes around the condos (\$3300.00) and the hedges that needed to be replaced at the townhouses (\$1300.00). Jeff Gorfido expressed his concerns that we would be over budget if we did all three projects. The Board discussed since the bushes had already been started and the townhouses was the next project on the schedule. It was decided to table the plantings along the canal and see if a less expensive option could be found.

MOTION: Robert Dedrick made a motion seconded by David Rogers to approve the bids to finish the bushes and hedges at the townhouses
The motion carried 4-0.

Installation of Mag Locks on the Gates: The Board reviewed a bid from Samco Systems for \$6988.20 to install the locks- **Tabled**

Alder Drive Signs: The Board review a bid for \$481.50 and layouts to replace the damaged sign at the Alder entrance. It was decided to consolidate the two signs into one so it would match other signs in the community. The Board also discussed replacing the 3 old no parking signs with two new smaller parking signs.

MOTION: Robert Dedrick made a motion seconded by Richard Herrera to approve the bids
The motion carried 5-0.

Balcony Roof Repairs: **Tabled awaiting bids**

Bulk Trash: Jeff Gorfido asked the Board for input on the practice of consolidating bulk trash that had been put out in error in one area. He expressed concerns that it was not fair to the residents of Buildings 122 and 123. The Board discussed options for discouraging residents from putting it out on the wrong days. Property Manager will post reminder notices when trash is put out.

There being no further business the meeting was adjourned at 7:27 p.m.

MOTION: Robert Dedrick made a motion seconded by David Rogers to adjourn.
The motion carried 5-0.

Respectfully submitted by: _____ Palm Club West Village 1 COA

Resident Input followed the meeting.

