

**Palm Club West Village I Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Clubhouse**  
**West Palm Beach, Florida**  
**August 29th, 2019**

**APPROVED MINUTES**

The Meeting was called to order at 6:30 pm by Greg May.

Directors Present: Greg May, Robert Dedrick, Richard Herrera, David Rogers and Angelica Bondonese

Management Present: Jim Schmidt, LCAM

Residents present 11

**Minutes:** The minutes from the July 25, 2019 Board of Directors Meetings were reviewed

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

**Treasurer's Report:** Angelica Bondonese gave the Treasurer's Report

MOTION: David Rogers made a motion seconded by Robert Dedrick to accept Treasurer's Report  
The motion carried 5-0.

**Manager's Report:** Read by Jim Schmidt LCAM

MOTION: David Rogers made a motion seconded by Angelica Bondonese to accept the Manager's Report.  
The motion carried 5-0.

**Old Business:**

**Report on Internet:** Greg May spoke about the status of the internet. Residents were encouraged to continue notifying the office of outages. The separation of the system appears to have helped and the internet is working better. Residents spoke about issues with TV pixelating

**New Business:**

**Smoke Detector Testing:** Property Manager spoke about notification he had received requiring testing of smoke detectors by the unit owners. The form from the Fire Marshall was reviewed by the Board. A letter will be included with the form and placed on each door.

**Pool Filter Replacement:** Board reviewed a bid for \$1137.80 from Perfectly Pure Pools to replace the pool filters. Filters had not been replaced in over two years.

MOTION: David Rogers made a motion seconded by Robert Dedrick to accept the bid and schedule the replacement.

The motion carried 5-0.

**Pressure Wash Pool Deck:** Board reviewed bids to pressure wash the pool deck. Scotti's Pressure Washing (\$150.00) American Pressure Pro (\$200.00) and Alpha Pressure (\$225.00)

MOTION: Robert Dedrick made a motion seconded by Angelica Bondonese to use Scotti's.

The motion carried 5-0.

**Set Date for Budget Meeting and Workshop:** The Board discussed dates for the Annual Budget Meeting. Board also discussed date for a workshop, workshop will be September 12<sup>th</sup> at 6:30 p.m.

MOTION: Greg May made a motion seconded by Robert Dedrick to have the Annual Budget Meeting October 24<sup>th</sup> at 6:30 p.m.

The motion carried 5-0.

**Halloween Party:** The Board and Property Manager discussed holding another Halloween Party. Resident Valentina spoke about how much fun the last party was and gave input on how to make this one even better. Property Manager will solicit donations from Sea Breeze CMS and other vendors to cover the cost of the party.

MOTION: Angelica Bondonese made a motion seconded by David Rogers to have the Halloween Party October 26<sup>th</sup>.

The motion carried 5-0.

#### **Emergent Business:**

**Prepare Gates for Hurricane:** The Board discussed a proposal from Samco Systems to prepare the gates for Hurricane Dorian. This would include opening the gates and securing them and powering down the electronics. Cost would be \$1000.00.

MOTION: Robert Dedrick made a motion seconded by Angelica Bondonese to accept the proposal.

The motion carried 5-0.

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

MOTION: David Rogers made a motion seconded by Robert Dedrick to adjourn.

The motion carried 5-0.

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

Resident Input followed the meeting.