

**Palm Club West Village I Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Clubhouse**  
**West Palm Beach, Florida**  
**September 26th, 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 August 29, 2019 Board of Directors Meeting and September 12<sup>th</sup> Budget Workshop 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:**

**Resident Get Together:** David Rogers spoke about having a get together for the residents. Different ideas were discussed such as a dance or pot luck dinner. Richard Herrera will check his schedule to see when he is available to DJ the event.

**Halloween Party:** Property Manager spoke about the upcoming Halloween Party on Saturday October 28<sup>th</sup>. There will be food, prizes, pictures and fun activities for everyone. Residents were encouraged to spread the word.

**New Business:**

**Update Appraisal:** Property Manager spoke about statutory requirements to have a new appraisal done every three (3) years. A bid was submitted by Jolicouer Appraisals to update the current appraisal they did 3 years ago. Board decided a re-inspection was not necessary.

MOTION: Angelica Bondonese made a motion seconded by Robert Dedrick to accept the bid of \$400.00 for the updated appraisal.  
The motion carried 5-0.

**Building 122 Exterior Repair:** Board reviewed a bid for \$1,000.00 from Perfectly Coastal Concrete to make the necessary repairs.

MOTION: David Rogers made a motion seconded by Robert Dedrick to accept the bid and schedule the repairs.  
The motion carried 5-0.

**Pressure Wash Sidewalks:** Board reviewed a bid to pressure wash the long sidewalks and entrances in the community from Scotti's Pressure Washing for \$1,000.00. Scotti's has done this work the last two years.

MOTION: Robert Dedrick made a motion seconded by Angelica Bondonese to accept the bid.  
The motion carried 5-0.

**Storm Shutter Policy:** The Board discussed adopting a Storm Shutter Policy as required by Statute. The Board and residents present spoke about the need to keep the shutters uniform and in keeping with the appearance of the community. A discussion took place about allowing shutters to be mounted outside the screen of the patio or balcony. The Board decided against allowing this, and required the shutters to be mounted inside the patio or balcony. The attached Shutter Policy and ARC form were proposed for adoption upon review by the Association Attorney.

MOTION: Robert Dedrick made a motion seconded by Angelica Bondonese to accept the attached policy.  
The motion carried 4-1.

There being no further business the meeting was adjourned at 7:40 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.