

NUMBER 1 CONDOMINIUM ASSOCIATION

Palm Greens at Villa Del Ray, Inc.

5801 Via Delray

Delray Beach, FL 33484

Tel: 561-498-1330

Fax: 561-498-5560

Minutes of Board Meeting

Palm Greens Clubhouse and [Zoom Access](#)

Wednesday, March 8, 2023 at 6:00 pm

1. The meeting was called to order by President Paul Milowe.
2. Roll call of Board members in attendance: President Paul Milowe; Vice President Linda Brier; Treasurer Bill Bozza; Secretary, Lisa DeFabritiis; Board Directors John Pascarella, Allen Tirone
3. Minutes of the Feb. 8th meeting were approved and posted on the Condo 1 website
4. Paul Milowe made a motion to nominate Madeline Welsing to fill the empty Condo 1 Recreation Board representative position. The Board approved the Welsing nomination.
5. Paul Milowe provided the property updates on behalf of Doug Husen who was unable to attend.
 - a. The new water pump that provides water to the irrigation system on the via Aurora side will be installed on Friday, March 10th.
 - b. The contractor that did the street and parking lot sealing a few months ago will be returning to clean a number of areas that were marked with sealant overspray.
6. The Board still has an empty Condo 1 Board position. Unit owner interested in serving on the Board, can apply by emailing their resume and cover letter to: Board@palmgreenscondo1.com
7. Bill Bozza, Treasurer, updated the community on our budget
 - a. We are approx. \$12k over budget for January due to the increase cost of insurance and will continue to be over budget for the year because of this. However, we are exploring opportunities to recoup some funds. The Board will provide more information as it becomes available.
 - b. The Board has begun contacting providers to obtain proposals from communication providers (i.e. Comcast) and negotiate best pricing options for cable and internet. Our current contract with Comcast expires in December 2024.
8. Paul Milowe reminded everyone that county permits are required for all significant electrical, plumbing, window and door replacements and other renovations.
 - a. A request form for an addition to the building must be submitted to the Board for review and approval before any work can be done. This includes any changes/work done to the exterior of the building wall, including windows, doors, plants, pavers, etc.
9. Unit owners interested in joining or forming committees to complement Board responsibilities (i.e. Painting, Pet, Excessive Water Usage, etc.) are encouraged to email the Board at Board@palmgreenscondo1.com

- a. Per Florida law, the Board can not develop policies with associated fines. An independent committee made up of unit owners must do so and then present recommendations to the Board for review and approval.
10. Lisa DeFabritiis reminded people that to receive emails from the Recreation Board and Condo 1, they need to notify each association separately. If unit owners are not receiving emails from Condo 1 (i.e., about Board meetings, etc.), please call the Condo Office with your email address. You can also email the Board directly at Board@palmgreenscondo1.com
 - a. To access our Condo documents and Meeting Minutes online, you need to register online at:
 - i. <https://palmgreenscondo1.com/>
11. Marge Kurinsky, the PGCA Rep for Condo 1, updated everyone on the Lennar construction for Delray Trails.
 - a. 99% of permits have been reviewed and Lennar hopes to begin breaking ground for the construction of the new Clubhouse in May or June. It's expected to take 2 years to complete the construction.
 - b. Lisa DeFabritiis contacted the EPA regarding the strong and foul odor occurring mostly at night on the via Aurora side and she was advised that there is an engineer specialist from the EPA assigned to the Lennar project. Lisa will follow-up with them to get more information regarding concerns over contaminate soil. Marjorie did add that Lennar is transporting the contaminate soil out of the community. Unit owners expressed concern about potential health issues from the blowing soil.
12. A question arose from a unit owner about LLC's being the legal owner of any unit in Palm Greens Condo 1. Paul Milowe noted that it's not permitted per our by-laws. However, it appears there may be a unit owned by an LLC. The Board will look into this.
13. Paul Milowe also noted that we had the Sheriff to the community this week for an issue regarding a pending foreclosure in a unit where there are apparently two people who are residing illegally. We were told by the Sheriff that we need to file a formal eviction notice.
14. Pets: Per our condo documents and regulations, the only pets allowed in Palm Greens Condo 1 are registered service or comfort animals. Any unit with one of these animals must provide a copy of the ESA documentation to the Office. If a unit owner has concerns that an animal may not be registered, they can call the office. The Board will address as appropriate.
15. Linda Brier reminded unit owners to conserve water and that the water from the spigot on the side of the building is clean water from the city that we pay for- contrary to the water use for irrigation that comes from the canal and is free. Our water bill was approx. \$300k per year.
 - a. A unit owner noted that some spigots leak water. The association will ask Property Manager to check all spigots and make appropriate repairs.
16. The meeting was adjourned at approximately 7:00 pm. The next Board Meeting will be **Wednesday, April 12** at **6:00 p.m.**