

NUMBER 1 CONDOMINIUM ASSOCIATION

Palm Greens at Villa Del Ray, Inc.

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Minutes of Board Meeting

Palm Greens Clubhouse and via Zoom

Wednesday, April 12, 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 March 8 meeting were approved and posted on the Condo 1 website
4. Doug Husen provided a property update:
 - a. Over Easter weekend, several cars were broken into on Via Aurora, all of which were unlocked. Doug reminded everyone to make sure their cars are always locked.
 - b. Doug has been repairing leaky spigots. Doug asked unit owners to call the office whenever they see any leaking spigots or if they have leaking faucets or running toilets in their unit. We need to be mindful not to waste water because it only adds to the cost of our HOA.
 - c. The painting of buildings for this year is almost complete. It's also the last phase of our current contract. After summer, we will search for new painting contractors to plan for the next painting project.
 - d. Several beehives have been found at various units, which Doug has been taking care of directly.
 - e. Some of the golf carts used by our maintenance workers needed new tires. Doug was able to find good used tires for just \$10 each. Again, helping the Association to save money!
5. Bill Bozza, Treasurer, gave a budget updated:
 - a. The Board has recuperated \$77,000 from a tax return error that our Board found.
 - b. The Board also qualified for government funds offered to businesses that did not layoff or fire employees during COVID. We expect to receive approximately \$80,000.
 - c. We have \$1.5 million in reserves, all of which are being safely held in FDIC-insured financial institutions.
 - d. Several foreclosures in our community are increasing our legal fees and loss of HOA fees. Pending the outcome of the foreclosures, we hope to recoup some of these expenses.
 - e. In the coming weeks, an independent property appraisal will be scheduled; it is needed and required for property insurance. The cost for the appraisal is approximately \$2,000.
 - f. In September, we begin planning the 2024 budget.
6. Paul Milowe announced that the association will be levying an assessment in the amount of **\$17,970.45** against unit 13645-C on Via Aurora for the purpose of recovering attorney fees and costs, including repairs incurred in a lawsuit against the owner in accordance with Article 11.11 of the Declaration of Condominium.

7. The Board had solicited volunteers in the past to serve on various committees (i.e. Landscaping, Pet and Painting). We need at least 3 people to make a quorum for a meeting. So far:
 - a. **Landscaping Committee:** Meetings and walk-arounds have already been done. The committee now needs to identify a lead person and develop a proposal for the Board.
 - b. **Pet Committee:** Four volunteers indicated interest, but so far only one has responded about a first meeting
 - c. **Painting Committee:** Only one person signed up. We need at least three.
 - d. Per Florida law, the Board cannot develop policies with associated fines. An independent committee of unit owners must create the policy and present it to the Board for review and approval.
 - e. Even though we have a Rules and Regulations booklet and Condo documents (both of which can be found on the Condo 1 website), unless we have a fine policy, we cannot implement a fine/consequence when unit owners violate rules. We need a mechanism in place to address violations of the condo rules when they occur.
8. Paul invited Madeline Welsing and Al Mostafi (Condo 1 Recreation Board members) to update us on the proposed Joint Resolution regarding the reserves held by the Rec Board.
 - a. A revised resolution is currently being reviewed by the Rec Board's attorney; after which, it will be sent to the Boards for Condo 1 and Condo 2 for their review.
9. Unit owners were reminded that they must display a Palm Greens parking sticker when parking in an assigned parking spot. Unit owners are required to use their designated parking spot. Guest spots are for guests or a second vehicle. If you need a parking sticker, stop by the Condo Office and speak with Debbie Drexler.
10. Questions arose from unit owners about obtaining a Wind Mitigation report for their individual home insurance. Doug noted that for the past 15+ years when roofs are replaced a Wind Mitigation report is being completed. A Wind Mitigation report involves looking under the shingles of the building which is why they are being done as roofs are being replaced. You can check to see if we have a Wind Mitigation report for your unit by stopping by the office and ask Debbie to check the roof records.
11. A unit owner wanted to know why her request to put a gate on the side of her building was denied when there are other units that have them. Paul and Linda explained that if a prior Board approved a unit owner to put a gate up, that we can't make them take it down. It's at the discretion of the Board to approve or not approve of gates and the current Board will not approve gates to be added by any unit owner. Gates are restrictive and limit a "common area."
12. Another unit owner inquired what the office and employee hours will be in the Summer since there is some confusion of the employee work hours. The Board noted the following:
 - a. Employees regular work hours are 8:00am – 4:00pm
 - b. Summer hours (Memorial Day – Labor Day) are 8:00am-3:30pm
13. The meeting was adjourned at approximately 7:00 pm. The next Board Meeting will be **Wednesday, May 10 at 6:00 p.m.**