

# 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, May 10, 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 Director Allen Tirone
3. Minutes of the April 12 meeting was approved and is posted on the Condo 1 website
4. Doug Husen provided a property update:
  - a. This is the time of the season for bees, termites and bird nesting. If you see a lot of bees around your building, call the office so we can search for hives before they get into the roofs or walls. If you see any grinds on the grounds that look like coffee grinds, call the office. This could be signs of termites. There's a lot of birds nesting and trying to get into the vents of roofs.
  - b. Landscaping at the entrances of our community have been completed.
  - c. The last painting project was recently completed in Courts 4, 5, 6 & 7.
  - d. We have 7 roofs that are scheduled to be replaced soon. We replace roofs every 20 years and get 3 bids before identifying a contractor.
  - e. Reminder to conserve water. If you have a big leak make sure to shut off the main water valve in your unit (usually in the AC closet) to avoid significant damage to other units and the drywalls. If you need help with leaks, please call the office.
  - f. Lastly, if residents see anything of concern, say something.
5. Budget update from Bill Bozza
  - a. We have \$1.6 million in reserves, and we just received over \$4k in interest this month on that money and expect to earn approximately \$20k for the year.
  - b. There are 4-5 foreclosures in our community. This impacts our budgeted revenue since we're not receiving HOA fees from these units. Most often, we need to engage our lawyer to help with the process to recuperate these funds. We don't always recuperate these funds because each foreclosure is different and there are laws that dictate which creditor gets paid first and how much.
6. Paul Milowe updated everyone that the Board has been meeting with several cable and internet providers to identify a best new contract when our current contract with Comcast expires on 12/30/2024. All new contract negotiations include cable and internet, including the router. Unit owners who want a landline telephone will be able to have one at a fixed rate with the provider. The cost will be approximately \$20 per month. The Board has narrowed its search down to 2 providers. Once a decision is made, there will be an in-person information session(s) with the provider to answer all questions from our residents and explain in detail the installation and service they will be providing. All cable providers

will be installing Fiber Optic cable. Our current coaxial cable is outdated. There is no additional cost to us for any provider to install Fiber Optic cable in our community.

7. Tomorrow, Thursday, May 11 there will be an onsite property appraiser appraising our property for next year's insurance rates. The last appraisal was done in 2019.
8. Unit owners were reminded again to lock their car doors at all times.
9. Linda Brier encouraged anyone interested in volunteering for the Palm Beach Sheriff's Office (PBSO) Citizens Patrol Program to sign up. The program provides training, uniforms, and a vehicle for citizens to patrol our area. Guns are not permitted. The program is only to provide surveillance and to call for police back-up when needed. A unit owner asked if the association would install video cameras. The Board replied that it's too costly to install and maintain video cameras in our community. People are encouraged to purchase private devices like Ring doorbells and home cameras if they feel the need. Hopefully, once Delray Trails is complete and all contractors are gone, our community will become the quiet place it used to be.
10. The Recreation Board has requested unit owner's names, addresses and telephone numbers from Condo 1 & Condo 1 to create a unit owner directory that will be posted on the Rec Board website. A unit owner would have to login into the website in order to access the directory. Most unit owners expressed their preference to Opt In and *not* Opt Out. The Board stated that they would send an email to all unit owners with instructions on how to Opt In.
11. There are a series of streetlights that have been out since February on Via Delray and Via Aurora. A ticket was submitted to Florida PBL back in February and followed-up with last week. FPBL came out one day last week and put signs on the poles noting there is no power. There's a possibility that this has something to do with the digging being done by Lennar but Florida PBL is working to get the lights working by next week.
12. A unit owner inquired who's responsible for the maintenance of the rotary at Via Flora & Lake Ida. The Treescapes Department at the County is responsible. Lisa had called over a month ago about the lack of maintenance and care of the rotator. The county had replied that the landscaper they hired to maintain the rotary had not been doing their job and that they're in the process of addressing this. Lisa will follow-up to get an update.
13. This is our last Board Meeting until September.
  - a. Summer Hours (Memorial Day through Labor Day)
    - i. Maintenance Hours: 7:30-3:30
    - ii. Office Staff: 8:00-3:30
  - b. Board Member availability: Tuesday & Wednesday / 9:00-11:30am
14. The meeting was adjourned at approximately 7:10 pm.
15. The next Board Meeting will be **on Wednesday, Sept. 13.**