

# 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 via Zoom

**Monday, May 22, 2023 at 6:30 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. Paul Milowe motioned to vote on the Joint Resolution between the Recreation Board, Condo 1 and Condo 2, of which a copy was emailed to unit owners with the announcement of this meeting well over a week ago. For anyone needing a copy, they can stop by the office to get one.
4. All Board members present voted in the affirmative. The Joint Resolution was approved.
5. Questions were raised about what the Joint Resolution states. The Board explained the following:
  - a. The mention of paying \$991,908 annually to Lennar when they take over as the “temporary” management company of the Recreation Board until a new Recreation Board is established with 3 members each from Condo 1, Condo 2 and Delray Trails, is the current amount that Condo 1 and Condo 2 are already paying to the Rec Board for Recreation fees yearly. The breakdown is \$56 per unit owner per month.
  - b. The Joint Resolution permits Condo 1 and Condo 2 to withhold paying the Rec Board its monthly fees until the Rec Boards funds are depleted down to \$250k. They need to keep at least \$250k in their budget to continue to maintain the Recreation Building and accommodations until the new Recreation Building is complete.
  - c. Once the Rec Board’s funds are down to \$250k, which is only expected to take a few months of withholding monthly fees, Condo 1 and Condo 2 will begin paying the Rec Board it’s monthly fees again.
  - d. Condo 1, 2 and the Rec Board will continue to monitor the balance of funds in the Rec Association and withhold future fees as needed so that when turnover occurs, there will be little to nothing in the budget to turnover to Lennar and/or the new Rec Association.
  - e. Condo 1 will put the money allocated to the Rec Board each month in a separate savings account to be used for future Rec Board fund requests if needed. Withholding Rec Board fees for a few months does not mean that we can reduce our current HOA fees because that money will eventually need to be paid back to the Rec Board. We’re just holding the money to avoid Lennar from ever using that money before a new Recreation Association is created between Condo 1, Condo 2 and Delray Trails, which will start from scratch.
6. The meeting was adjourned at approximately 6:45 pm.