

**PALM GREENS CONDO 1 ASSOCIATION**  
**BOARD MEETING MINUTES**  
**WEDNESDAY, October 11, 2023**  
**6:00pm at Palm Greens Clubhouse and**  
**via Zoom**

1. Meeting called to order by President Paul Milowe
2. Roll call of Board members present: Paul Milowe, Linda Brier, Bill Bozza, Lisa DeFabritiis & John Pascarella
3. Minutes of September's meeting were voted and approved.
4. The Board voted to appoint Peter Lopez and Mark Sokol as Board members to fill the current 2 open positions through the end of the current year.
5. Two open Board positions exist to represent Condo 1 on the Recreation Association for 2024.
6. As of August 31, 2023, the association has assets of \$2.2 million on the Balance Sheet of which \$1.4 million dollars are in our reserves in FDIC insured banks. We have an operating Budget of \$3.6 million dollars.
7. Property Update: Our original documents stated that front doors are the responsibility of the unit owner but the 1994 amendments to the condo documents make maintenance of the front doors the association's responsibility. If a unit owner replaced their door, it is no longer the responsibility of the association.
8. We have had a significant increase in sewer line back-ups due to unit owner negligence. Unit owners are reminded to not throw wipes, even if flushable, down the toilet and to use Scott 1000 toilet tissue since it's biodegradable. Repair costs caused by unit owner negligence will be assessed to the unit owner(s).
9. The Board voted to temporarily suspend power washing to patios until Dec. 31, 2023 to allow our maintenance staff to focus on more important repairs that are the association's responsibility. Power washing on walkways and stairways will be done following a schedule and not a case by case request from unit owners.
10. The Board proposed developing a policy requiring that all grills be covered with a barbecue grill cover when not in use.
11. Residents were reminded that per our condo documents, trash cans must be stored on the side of buildings and within the walls/perimeter of the limited common elements and out of public sight

12. New coupon books and instructions on how to set up ACH payments for their HOA fees to Alliance Bank have been mailed out. The office can assist residents who need any assistance.
13. There will be a Breezeline Town Hall meeting on Thursday, Nov. 2 from 6-7:30pm in the Clubhouse (in person only) to answer any resident questions and for Breezeline to provide a scope of work that will be done throughout 2024. Breezeline services will not begin until January 2025.
14. Delray Trails project updates: Pod A (Condo 2 side) is expecting first occupancies in November. Pod B (Condo 1 side on Via Aurora) is expecting first occupancies something in March/April. Pod C (along via Flora) is now owned by Lennar but no expected dig date has been determined. The permit to begin the new Clubhouse is still with the Country. It was expected to have been approved in June 2023. More to follow. No decision has been made about Delray Trails unit owners utilizing our Clubhouse until the new Clubhouse is completed.
15. Next Board meeting: November 8