

**PALM GREENS CONDO 1 ASSOCIATION**  
**BOARD MEETING MINUTES**  
**WEDNESDAY, November 8, 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, Peter Lopez, and Mark Sokol; Denise Alvarez, Property Manager and Niko Radovanovic, Assistant Property Manager
3. Minutes of October's meeting were voted and approved.
4. Motion was made to allow residents to ask questions after each agenda item instead of at the end of the meeting.
5. Motion made and approved to change associations' attorney from Stoloff & Manoff to Glazer & Sachs
6. Property Update:
  - a. The pump that provides water from the canal to irrigate our lawn hasn't been working for weeks. Peter Lopez has been working with Lake Worth Drainage System and contractors to resolve the problem, and should be complete very shortly.
  - b. Tenting for termites in few of our buildings will begin on Monday in Flora Place. If you see any signs of termites (coffee grinds on the floor or wings), call the office.
  - c. The Board is currently soliciting proposals for lawn service and roofing
  - d. The Condo Office will resume regular hours to residents on Monday, Nov. 20. Hours 8am-4pm
  - e. Several units will be assessed the cost for plumbing repairs due to back-up sewer/drains caused by unit owner negligence.
7. Finance Update:
  - a. The 2024 proposed budget was mailed out and by a show of hands most acknowledged they received the package.
  - b. The proposed the HOA increase of \$100 per month was discussed, including the increase of expenses, which has nothing to do with Castle management. Miscellaneous repairs and maintenance as the community buildings age is to be expected, including the problem with termites
  - c. Increase in our Reserve Funds. Maintaining a healthy reserve fund is crucial for the association's long-term financial health.

- d. If residents have additional questions about the budget or finances, they should contact Denise the property manager and Denise or the Board would be happy to answer any questions.

8. New Business:

- a. The association has 6 golf carts all from 1990's. They were recently inspected and only 2 are deemed to be safe to use. The Board is looking into purchasing new golf carts or possibly leasing them.

9. Next Board meeting: November Thursday, Nov. 16 at 10:00am for the Yearly Finance/Budget Meeting

10. Meeting was adjourned.