

PALM GREENS CONDO 1 ASSOCIATION

BOARD MEETING MINUTES

MONDAY, DEC. 11, 2023

6:00pm at Palm Greens Clubhouse

1. Meeting called to order by Vice President, Linda Brier
2. Roll call of Board members present: Linda Brier, Lisa DeFabritiis, John Pascarella, Peter Lopez, and Bill Bozza; and Denise Alvarez, Property Manager
3. Linda Brier announced that Paul Milowe notified the Board on Friday, Dec. 15, 2023, that he was stepping down as Board President/Board member effective immediately for personal reasons.
4. Minutes of November's meeting were voted and approved.
5. Bill Bozza, treasurer, announced that as of 9/30/23 the association has \$2.6 million in assets
6. The meeting was adjourned at 6:10pm due to 3 unruly residents.
7. The meeting reopened at 6:17pm when two officers the Sheriff's Office arrived.
8. Motion was made to withdraw condo 1 support of the PGCA due to lack of assistance in addressing ongoing violations (i.e. working on Sundays) and problems with Lennar during the construction. Marge Kurinsky, PGCA Condo 1 representative, expressed her discontent of this motion and told everyone "so what if they work on Sundays?" and that the role of the PGCA is only to convey updates from Lennar regarding the construction of the Delray Trails and the clubhouse, and that the PGCA sends emails out every month after their monthly meeting with Lennar. However, the Board and residents in attendance stated that they have not been receiving those emails. Peter Lopez motioned to table this item for another meeting.
9. Lisa announced that Condo 1 signed a lawsuit, together with the Recreation Association, against 13th Floor and two Condo 2 Board members for breach of contract with 13th Floor. The hope/plan is that Condo 2 will also join the lawsuit at some point.
10. Motion was made to approve the collection policy for monthly HOA payments effective January 1, 2024. Policy includes that all payments must be received by the Condo 1 bank no later than the 10th of each month. After the 10th, a \$25 fee will be charged from Castle and \$25 fee from Condo 1 Association for a total of \$50. Motion was approved and policy will be posted to the website.
11. The Joint Resolution document between the Recreation Association, Condo 1 and Condo 2 was deemed to be an invalid document by the Recreation Association who vetted this by various attorneys. As such, the Joint Resolution is invalid.

12. As of Jan. 1, 2024, the dropbox outside of the Condo 1 office will no longer be an option. Resident will not longer be able to drop off monthly payments to the office. Residents are encouraged to set-up ACH payments through their bank or mail their payments to the address listed on their HOA coupons. Please contact the office with any questions.
13. Motion was made to make a new rule for outdoors grills requiring that when barbecues are not in use, that they be covered with a barbecue cover. Motion was approved.
14. Motion was made to accommodate two residents who requested to change the location of their parking spot due to health/accessibility needs. Motion was approved.
15. The Board obtained several quotes from landscapers, ranging from \$132k - \$562k per year. The Board voted to contract with Yves Brothers for landscaping starting Jan. 1, 2024 for \$132k.
16. The Board is also in the process of contracting with a new roofer due to problems with the roofer the community has been using for several years now.
17. The Fining Committee submitted a proposed policy to the Board that was reviewed and read at the meeting. The policy was approved by the Board and will be posted on the website and emailed to residents.
18. Property Update:
 - a. The Board confirmed with its attorney that dryer vent cleaning and AC line cleaning is a service that is provided by the association.
 - b. Two utility golf carts have been purchased, as well as a new power washer.
 - c. Power washing schedule will be posted on the website, and on the office door.
 - d. Peter Lopez continues to work with Lake Worth Drainage regarding the use of canal water for our irrigation system. More to follow.
19. Next Board meeting: Wednesday, January 10, 2024
20. Meeting was adjourned.