

PALM GREENS CONDO 1 ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, January 10, 2024

1. **Meeting called to order by Vice-President Linda Brier**
2. **Roll call of Board members present:** Linda Brier, Lisa DeFabritiis, Bill Bozza, John Pascarella, Peter Lopez & Mark Sokol. Also in attendance was Eric Glazer, attorney for Condo 1 and Niko Radovanovic, Assistant Property Manager.
3. **Introduction of Eric Glazer, attorney for Number 1 Condo Association**
4. **Minutes of December's meeting were read and approved by the Board**
5. **Treasurer's Report**

As of 10 /31 2023:

Our current Liquid Assets were \$404k

Our Reserves were \$1.5 million

Total Assets were \$2.3 million

Cost of property insurance premiums, including the cost of financing, is \$1,641,896.28
We budgeted \$1,664,120; this is \$22,000 under budget.

There is some concern with the number of homeowners who are late with their association dues. When we changed the payment options in September, we knew there would be some confusion. Many owners came in or called and made the necessary changes; others yet have not. Reminders and late notices are being sent out. We will begin collection actions as needed.

6. Property Update from Niko, Assistant Property Manager

- a. Yves Brothers, Inc., new landscaper started the first week of January. Please let us know if there any issues so that we can address them right away.
- b. HOA payments will no longer be accepted in the office. Options to pay HOA fees include:
 - 1) Check and Coupon - Mail all payments directly to the Association Bank lock box with your coupon. Address can be found on the coupon. If you do not have your coupon, please write your account number on the check and/or your local address so the bank can properly identify your check.
 - 2) ACH, the preferred method. Sign up for withdrawal between the 1st of the 5th of the month.
 - 3) Online through CastleGroup.com, owners can make a one-time payment for a \$3.95 fee (not recommended).
 - 4) Online through Castlegroup.com, with a 3.5% credit card fee (not recommended)
 - 5) Bill pays though your bank. Make sure to send checks to the lockbox address listed on the coupon and **not the local address** as these will be returned causing delays and late fees. The recommendation for bill pay is to schedule payment about 10 days prior to the first of

the month to allow for mailing and bank processing. Remember that payments are due on the first of the month.. We strongly suggest ACH over Bill Pay.

c. The question of the \$50 late fee was discussed, which had been explained by our Property Manager at the last meeting that \$25 was an administrative fee to Castle and \$25 was a late fee to Condo 1. However, Attorney Glazer stated that we are not allowed to charge two fees for the same fine. The Board will review this further with Castle Management and our attorney to see what the statute allows and clarify the matter at the next meeting.

7. Old Business

- a. Peter Lopez stated that he continues to work with Lake Worth Drainage District and contractors to reset our irrigation control panel.
- b. The Condo 1 Board had approved to join with the Recreation Association in dissolving the PGCA, which was founded to serve to liaison 13th Floor/Lennar with Condo1, Condo 2, and the Rec Board. The plan going forward is for the Recreation Association to communicate directly with Lennar for issues related to the clubhouse—both new and old construction. Condo 1 will continue to work with Code Enforcement and the Building department directly for problems on the Condo 1 side.
- c. The lawsuit against 13th Floor and two Condo 2 Board members, which is posted on our website, is moving along. Residents will be updated as permitted by our attorneys. Since this is a legal matter, we are limited to what we can share. The Board agreed, at the advice of our attorney for the lawsuit, to exclude one Board member, Mark Sokol, from future communications and meetings regarding the lawsuit due to a conflict of interest and biases. Residents were reminded that the attorneys accepted this lawsuit on a contingency basis, meaning that Condo 1 pays nothing to the attorneys if we should lose the lawsuit.
- d. Reminder that at the last Board meeting two policies were approved: Fining Policy and Association Payment Policy. Both policies are on the Condo 1 website for those who log in as resident.
- e. Breezeline will begin installing cable boxes on buildings starting Jan. 23 and will begin laying fiber optic lines on the property. Breezeline workers will be wearing orange/red shirts. Flags and spray paint on the grass will be placed and should not be disturbed or removed.

8. New Business

- a. Per the association's attorney, Eric Glazer, the board has an obligation to fill unexpected empty Board positions outside of the election. One position meets this requirement and Lisa DeFabritiis motioned to appoint the 1-year Board spot with Madeline Welsing (one of the candidates that was planning to run for the Board). Madeline Welsing was voted in by the Board by a 4-2 majority. Madeline Welsing is now a Board member through next year. The four 2-yr Board positions that are up for election will be filled through the resident election/voting process. Results of the election will be determined at the Annual Meeting on Friday, Feb. 9 at 10:00 am.
- b. A Meet & Greet opportunity is planned for Wednesday, Jan. 17 at 6pm in the Recreation Building.
- c. Election voting packages will be sent electronically the week of Jan. 15 for those who signed up for electronic voting, and by mail for everyone else. If you don't receive a

notification for voting by the end of January, please call the office or email the Board at Board@palmgreenscondo1.com

9. Committee Updates

- a. John Pascarella provided an update on the landscaping committee activities.
- b. Linda Brier noted that the Pet Committee met once and will be meeting later in January.

10. Open Forum for resident Q&A – 3 minutes maximum per resident

11. Next Board meeting will be the Annual Meeting on Feb. 9, 2024 at 10:00am.