

Number 1 Condo Association Palm Greens

April 3, 2024 Board Meeting Minutes

1. Board members in attendance: Peter Lopez; Madeline Welsing, Lisa DeFabritiis, John Pascarella & Mark Sokol
2. Minutes from March 7 Board meeting was read and approved by the Board
3. Treasurer's report noted that there are still many late payments owed from unit owners. We encourage unit owners to call the office to settle their accounts and/or work with the office resolve any payments that have not been posted correctly. The association is in the process of filing the 2023 tax returns with the accountant we have been using for years.
4. Residents were advised that the Board has been addressing several complaints from various residents regarding illegal residents in units, people causing disturbances to other residents during late hours, etc. Unresolved matters will be turned over to our attorney for resolution. The Board encourages residents to email the Board (board@palmgreenscondo1.com) if you suspect anything improper or if anyone is regularly disturbing your right to live in a peaceful community. The Board also reminded residents that anyone under the age of 18 yrs. old is not allowed to reside in a unit for more than 30-days in a calendar year. If you see something, say something.
5. The Board motioned to fill one empty Board position (replacing Peter Nero, whose term will end in January 2026) with Peter Wallack. Motion was approved and Peter Wallack was appointed to the Board.
6. The Board interviewed 3 attorneys to serve as our new legal counsel: Michael Bogen, Ryan Copple and Seth Amkraut. The Board voted and approved to retain Michael Bogen to serve as the association's new legal counsel.
7. Jennifer Cotter the Chair of the Landscaping Committee spoke to the residents about some of the plans their committee is working on.
8. Mike Saxon Chair of the Finance Committee spoke to the audience about the importance of this committee to ask for additional volunteers who have some experience in this field.
9. Don Goldstein was on the Pet Committee from last year and is looking for additional volunteers to ensure a peaceful harmony for dog owners and non-dog owners.
10. There are 3 additional committees that need members: Painting; Long term planning and Communications. If you're interested on serving on any committee, please email the Board at board@palmgreenscondo1.com
11. The Board *wanted* to announce that Marilyn Diekmann, Vice President of the Board, resigned due to health issues but the meeting was abruptly adjourned due to the same individuals who continuously create chaos and become unruly and disrespectful.