

PALM GREENS CONDO 1 ASSOCIATION

BOARD MEETING MINUTES

Friday, February 23, 2024

1. Meeting called to order by President Peter Nero
2. Roll call of Board members present: Peter Nero, Marilyn Diekmann, Peter Lopez, John Pascarella, Madeline Welsing, Lisa DeFabritiis & Mark Sokol. Also in attendance Denise Alvarez, Property Manager; Paul Kurtz, Regional Director for Castle Management and Niko Radovanovic, Assistant Property Manager.
3. Minutes of January 10 & February 9 Meetings were read and approved by Board.
4. Treasurer's Report:
 - a. Peter Lopez delivered a financial summary and requested the development of a Financial Committee.
 - b. Paul Kurtz provided a brief summary of late notices and collections.
5. Marcie Gersholi, consultant used to assist Condo 1 obtain bids for cable providers last year, attended to the meeting to deliver an informative summary of expectations going forward as Breezeline continues to lay the groundwork for turnover from Comcast to Breezeline on January 1, 2025.
6. The Board approved an estimate from Aqua Pro in the amount of \$3,310 for irrigation pump repairs.
7. Peter Nero announced again that Linda Brier and Madeline Welsing were elected to the Recreation Association as Condo 1 representatives. There were 2 open Rec Board positions and only two people ran (Ms. Brier and Ms. Welsing), so both were automatically appointed to the Recreation Association Board for a 2-year term.
8. The tenting of buildings in the community is almost complete with a total cost to date of \$14,909.
9. The pine tree in Court 24 has been approved by the Board for removal. We are waiting for 2 additional quotes.
10. The Board will be interviewing new counsel to represent Condo 1 because Attorney Eric Glazer's services will terminate on March 7, 2024.
11. The re-roofing for several buildings due for new roofs this year will be scheduled one the Board meets to select one roofer from the 3 bids that were received.
12. The landscaping committee continues to put together a plan for the upcoming year to replace dead Ficus shrubs along the buildings and other long term goals.
13. Meeting was adjourned.