

**PALM GREENS CONDO 1 ASSOCIATION**  
**BOARD MEETING MINUTES**  
**WEDNESDAY, May 1, 2024 via Zoom Only**

1. Meeting called to order by President Peter Lopez
2. Roll call of Board members present: Peter Lopez, Madeline Welsing, Lisa DeFabritiis, John Pascarella & Peter Wallack.
3. Minutes of April's Meeting were read and approved by the Board
4. Formal announcement of resignation of Marilyn Diekmann at end of March 2024.
5. **Treasurer's Report:** Madeline Welsing reported that we have as of month ending February 2024, we have \$2,272,145 in Operating funds and \$1,636,345 in Reserves. Our accountant filed an extension to file our 2023 tax returns, which should be ready for review and submission within 2 months. There are still a lot of delinquent HOA fees that are more than a couple of months due, which will be turned over to our attorney for collection.
6. **Property Update:** James Harwood, Property Manager, reported:

The irrigation system on the East side (near Court 7) of the property has been repaired and all zones have been tested.

The West irrigation system (along via Aurora) is currently under repair. We anticipate the system being functional by the end of this week with all zones being diagnosed next week.

We are in the process of obtaining bids for palm and hardwood tree trimming

There are 3 buildings scheduled for tenting this month:

13924 Via Flora is scheduled for 5-6-24

13702 Via Flora is scheduled for 5-13-24

13950 Via Flora is scheduled for 5-20-24

We have been in contact with multiple roofing contractors to replace approx. 10 buildings scheduled for re-roofing this year.

A reminder to residents leaving for the season to make sure that the office has your correct contact information prior to leaving. Any items that you have outside should be placed inside the unit to avoid damage during any upcoming storms.

Briana has been able to clear up multiple accounts addressing late fees and assisting homeowners setup online payments.

Please remember that your monthly Association payments are due on the first of the month. We are no longer accepting payments in the office. If you need assistance setting up automatic payment, please contact the office.

7. New Business
  - a. The board motioned to ratify Attorney Ryan Copple as the association's attorney because Attorney Michael Bogen, who was approved by the Board at the last meeting but had informed the association that he had to rescind his agreement with us due to a conflict of interest. The Board unanimously approved to ratify Attorney Ryan Copple as the

association's attorney of record. The Board voted unanimously to hire Attorney Ryan Cople to serve as the Condo 1 attorney.

8. Madeline Welsing provided an update on the Recreation Association. She who noted that there are several urgent repairs needed to recreation facilities to keep the facility operational. Many of the repairs have already been made.
9. Lisa DeFabritiis shared that Condo 2 has not been paying their required monthly recreation fees for the past couple of months and are now in arrears of \$126,000. Condo 1 has and continues to pay our monthly recreation fees as required and on time. Additionally, Condo 2 submitted a lawsuit against Art Robins (President of the Rec Board and a Condo 2 resident) and all of our Condo 1's Recreation representatives. The attorney for the recreation association (paid their D&O insurance) is working on this case.
10. The Board unanimously approved the following committees and committee members:

**LANDSCAPING COMMITTEE**

***John Pascarella - Board Liaison***

<b>Jennifer Cotter</b>	<b>Chair</b>
<b>Stan Pollock</b>	<b>Vice Chair</b>
<b>Evelyn Rivas</b>	<b>Secretary</b>
<b>Harry Zeitlin</b>	
<b>Cheryl Cheban</b>	

**FINANCE COMMITTEE**

***Peter Lopez & Madeline Welsing Board Liaison***

<b>Mike Saxon</b>	<b>Chair</b>
<b>Ellie Rozinsky</b>	<b>Secretary</b>
<b>Casey Lenihan</b>	

**FINING COMMITTEE**

***Madeline Welsing - Board Liaison***

<b>Elvira George</b>	<b>Chair</b>
<b>Marie Lange</b>	<b>Secretary</b>
<b>Lisa Spicer</b>	

**PET COMMITTEE**

***Madeline Welsing - Board Liaison***

<b>Don Goldstein</b>	<b>Chair</b>
<b>Martha Drescher</b>	
<b>Bobby Gallardo</b>	

**PAINTING COMMITTEE**

***Peter Wallack - Board Liaison***

<b>Melissa Garfinkle</b>	<b>Chair</b>
<b>Iris Fonte</b>	<b>Co-Chair</b>
<b>Goldine Eismann</b>	<b>Secretary</b>
<b>Pamela Levengood</b>	
<b>Arleen Wallack</b>	

11. Next Board meeting will be held in September and in person, unless there is need for a Special Board Meeting.
12. Meeting was adjourned at approximately 6:40pm