

PALM GREENS CONDO 1 ASSOCIATION

BOARD MEETING MINUTES

MONDAY, July 22, 2024 In person and via Zoom

1. Meeting called to order by President Peter Lopez
2. Roll call of Board members present: Peter Lopez, Madeline Welsing, Lisa DeFabritiis (via Zoom), John Pascarella & Peter Wallack.
3. Minutes of May's Meeting were approved by the Board
4. Motion was made to vote to ratify the decision to get a well for the East and West Pumps. All Board members approve in the affirmative. Motion was approved.
5. Motion was made to vote to ratify the decision that Mark Sokol be removed from the Board pursuant to FL Statute Section 718.112(2)(p). All Board members approve in the affirmative. Motion was approved.
6. Motion was made to vote to modify Addition to Building Form as followed:
 - a. Require all work completed by licensed and insured contractor
 - b. All contractors must have workman's compensation
 - c. No awnings are allowed to be attached to the building- at advice of our attorney for liability reasons.All Board members approve in the affirmative. Motion was approved.
7. Motion was made to vote that the notices monetary fines per the Fining Policy be changed from certified mail to regular mail. All Board members approve in the affirmative. Motion was approved.
8. Motion was made to levy a lien on unit 13645 Via Aurora, Unit C, for money owed to the association (costs and fees) in the amount of \$17,970.45. All Board members approved in the affirmative. Motion was approved.
9. Motion was made to vote to ratify the maintenance contract with Acqua Pro. All Board members approve in the affirmative. Motion was approved.
10. Motion was made to ratify to use Shamrock roofing and light grey shingles for all future roof replacements. All Board members approve in the affirmative. Motion was approved.
11. Motion was made to remove all brown wood on the 2-story buildings. All Board members approve in the affirmative. Motion was approved.
12. Motion was made to nominate ***Elvira George & Linda Brier*** to the Board to replace Marilyn Diekmann and Mark Sokol (2-year positions ending January 2026). All Board members approve in the affirmative. Motion was approved.
13. **Treasurer's Report:** Please fill in Madeline
14. **Property Update:** James Harwood, Property Manager, reported:
 - a. Please fill in James
15. Linda Brier provided an update on the Recreation Association stating that they are awaiting a judge's decision from a June 24 Court hearing to determine if Sandra Klimas' request for receivership for the Recreation Association will be approved. Additionally, Condo 2 is approximately \$220k in arrears to the Recreation Association, refusing to pay their monthly Rec Board fees for months while Condo 1 pays every month.

16. Linda Brier announced that she submitted her resignation as the Recreation Association Representative/Board member effective immediately to focus her time and attention to serve on the Condo 1 Board.
17. Lisa DeFabritiis announced her resignation from the Condo 1 Board effective immediately.
18. The Board motioned to appoint Lisa DeFabritiis to fill the now open Recreation Association Board position representing Condo 1. All Board members approved in the affirmative. Lisa DeFabritiis is now a Recreation Association Board member representing Condo 1 through January 2026, which is the remainder of the term held by Linda Brier.
19. Next Board meeting will be held in September.
20. Meeting was adjourned at approximately 7:15pm