

**PALM GREENS CONDO 1 ASSOCIATION**  
**MINUTES OF BOARD MEETING**  
**Friday, Nov. 22, 2024**  
**6:00 p.m. – Clubhouse and zoom link**

1. Meeting was called to order by President John Pascarella.
2. Roll call of board members present: John Pascarella, president; Madeline Welsing, vice president; Elvira George, treasurer; Linda Brier, secretary. Peter Wallack, director.
3. Oct. 23 minutes were unanimously ratified by the board.
4. Minutes of the Nov. 14 budget meeting were unanimously approved by the board.
5. Treasurer Elvira George reported a reserve balance of \$1.8 million. We are in the process of establishing a line of credit, which will benefit the PG1 financial profile.
6. The property manager's report was presented by James Harwood. He noted progress on development of bids for the well, which is to be located at the corner of Via Delray and El Clair Ranch Road.
7. Old business
  - A. Breezeline installations are continuing, and residents are reporting positive reception to the provider.
8. New business
  - A. Committee process / signups for 2025 will occur at the December meeting. Members are needed for the Compliance Committee. Members discussed a potential process for implementing compliance fines.
  - B. Election information and ballots will be managed by Castle and by Get Quorum. The Annual Meeting is planned for 7:30 p.m. January 8, 2025.
  - C. The meeting was adjourned at 7:10 p.m.