

**PALM GREENS CONDO 1 ASSOCIATION  
BOARD MEETING MINUTES  
Wednesday, Dec. 18, 2024  
6:00 p.m. – Clubhouse and Zoom link**

Prior to the regular meeting agenda, Attorney Ryan Clancy, lead trial attorney for the lawsuits involving 13th Floor, Lennar and certain members of Condo 2, provided an update to residents via Zoom.

Key points included:

- To date, we have won all court hearings for all cases.
- The case with Condo 2 is expected to go to trial in January.
- Condo 1 Board approved the formation of a Litigation Committee to uphold the Board's fiduciary obligations and to preserve the financial and legal interests of the Palm Greens community.
- To date, approximate damages we're seeking from Lennar and 13th Floor is \$10-\$11million and growing.
- If residents have damages from the ongoing construction by Lennar/13th Floor, please email Ryan Clancy at [ryan@business-esq.com](mailto:ryan@business-esq.com) and include photos (ideally showing before and after images) along with a brief summary.

**Minutes of regular meeting**

1. The regular Board meeting was called to order by President John Pascarella.
2. Roll call noted all board members present: Pascarella; Madeline Welsing, vice president; Elvira George, treasurer; Linda Brier, secretary, and Peter Wallack and Iris Bernstein, directors.
3. Nov. 22 minutes were approved and will be posted online.
4. Treasurer' Elvira George's report showed a reserve balance \$1.856 million and noted that progress is continuing on establishing a line of credit for future stability.
5. Property manager James Harwell's report noted that roofing permits are now being processed; work on the first location was scheduled to begin on Thursday, Dec. 19. A new maintenance staff worker has been hired to complete staffing for the season. He reminded residents that monthly association dues are \$570 beginning in January 2025. He added that a holiday toy drive was successful, thanks to participating residents.
6. Residents were reminded of the election proceed ss under way through Get Quorum. The annual meeting is scheduled for Wednesday, January 8, at 7:30 p.m. in the clubhouse.
7. No committee reports were available; it was noted that the compliance committee has opening for two additional residents or more. Committee volunteer signups were made available to those attending.
8. The Board voted unanimously to approve a contract with Annco Landscaping, to begin Jan. 1, 2025, at an annual expense of \$340,000.

9. The Board unanimously approved three contracts required to install a well on the west side of PG1, at Via Delray and El Clair Ranch Road. The project is to have a cost not to exceed \$78,000.
10. Palm Greens residents were encouraged to follow water conservation methods wherever possible. Water is one of the community's largest monthly costs, currently running about the same per year as that of a large single-family residence.
11. The board noted that new resident orientations will be provided beginning in January. A revision of the community's Rules and Regulations publication has begun. Residents are invited to contribute topics or revisions in writing to the Board email.
12. Beginning in January, a resident/board committee will begin a lengthy project of pursuing potential updates to existing PG1 documents.
13. The meeting was adjourned at 7:42 p.m.