

**Palma Del Mar 5
Board of Directors Meeting
Thursday, May 20, 2019**

Meeting called to order at 2:00.

Attending - Preuett, Sve, Scoggins, Neri, Cook, and Keefe via phone.

Fisher (RPM), Plantier (Maintenance)

Approved minutes of February 14 & March 6, 2019 meetings .

Financial - Reviewed operating performance for first two months of fy 2019/20 (thru May)

Revenues on target. Operating expenses \$3800 better than budget.

Landscape - Working on preparation of new detailed contract to put out to bid.

Includes recommendations from Florida Friendly Landscaping

and also from resident Brian Clouser.

Property Manager Report

- Elevators passed inspection on May 15.
- Cathodic inspection by Southern Cathodic was done May 13-15 and submitted report. BOD will ask them to make proposal in four parts - entire system, tower only, villas only, and repair of balcony flooring. BOD will then have to make decision on what to do or to eliminate system.'
- Air Conditioning systems on roof for tower halls and in "rec" room were replaced in May. Voted and approved \$24,700 cost.
- Kayak Rack - Additional kayak rack was ordered. Awaiting installation. Voted and approved \$1994.
- Critical Systems Solutions submitted a proposal to test for first responder radio coverage within building. Decided to have BOD ask ABC group to review issue. BOD will now apply for permit application to install required system but it is not necessary to complete project until January 2022.
- Delinquency - A lien has been filed against one unit three months behind.
- Waste pipe cleaning - Fast made video inspection of waste pipes. Awaiting report.

Other Business

- BOD voted and approved \$6800 for Coastal systems to install new "day" tank to keep fuel system charged for generator.
- Document revisions/updating - Completed and ready for owners to vote on.
BOD will proceed with sending to owners to vote on.
- Revised fee and fine schedule - Voted and approved.
- Closet to enclose new A/C system in "rec" room.
One bid received. Awaiting second bid.

Meeting closed at 3:20.