



Palma del Mar V

PALMA 5 BOARD OF DIRECTORS MEETING - August 13, 2020

Meeting called to order at 3:00

Attending - Preuett, Sve, Cook, Neri, Nietro in person and Keefe via phone. Two owners.

The main purpose of the meeting was to vote approval of next phase of the tower restoration. Sve has invoice from vendor (Munyan) for \$27,700 for work completed on west side...primarily stacks 3 and 4. She will go into details to correct some billing errors with vendor before signing off. Original estimate was \$26,200 for the entire West Elevation but extensive concrete, stucco and window sill replacement has significantly increased the cost. The next phase of the project will be the North Elevation which the contractor believes will have less damage based on their visual assessment.

The Board voted and approved the \$31,400 contract with Munyan for this next phase. Munyan has promised to provide a second scaffolding and crew to help move the project along more quickly.

Discussion was held on the recent inspection of balconies that had no tile. Approximately 33 balconies have deteriorated coatings that are allowing moisture to seep into the concrete. Balconies are limited common elements of the Association property and, as such, the owners are responsible for maintenance of the balcony surface. Two vendors have been contacted to give quotes for the re-surfacing or repair of these balconies. Owners of these units will be contacted and notified of their options

The new Entrance Sign has been installed. Our Communications Director will send an email blast to owners with a photo of the sign along with updates of other projects.

The Design/Building Committee reported that the pool furniture is very dirty. Preuett will direct maintenance/housekeeping to do a thorough cleaning of furniture and separate out chairs that are not cleanable for possible re-strapping.

Meeting adjourned at 4:05.