

**BOARD OF DIRECTORS MEETING (Amended)**  
**(via Zoom)**  
**July 29, 2021**

**Attending** – Sve, Cook, Keefe, Scoggins, Nieto, Adams. Absent – Preuett. (Quorum present.) Fisher from RPM. Approximately 10 owners via Zoom. Notice of meeting as legally required posted on premises and by email on July 26, 2021. Meeting called to order at 12:08 p.m. Motion made, seconded, and approved to accept and dispose of minutes of Annual Organizational Meeting of March 3, 2021

**Treasurer’s Report** – Keefe reported that approximately \$84,000 remains in the operating budget and \$136,000 in the reserve budget after building restoration project. Approximately \$117,000 expected to be added to the reserve budget in the coming year. No major expenses on the horizon.

**Volunteers for Committee Projects** – Sve thanked volunteers/committee members who have assisted the association with their respective duties: Barbara MacIntyre, Anne Sincavage, and Mike Clancy for the Landscaping Committee; Terry Hamrick for the Landscaping and Parking/Storage Committees; and Debbie Schutt for the Communications Committee.

**Parking, Bicycle, & Watercraft Committee** – Scoggins reported about one-third of owners of watercraft are still delinquent with their annual re-registration fees. They have been notified via email that their fees are overdue.

**Landscaping Committee** – Sve reported the grounds continue to show improvement with new plantings and attention by MacIntyre and Sincavage enhancing the property. Sod replacement is planned for the area around Building 6382.

**Safety & Security Committee** – Cook reported that representatives of the four Palma del Mar associations (2, 3, 4, and 5) using Code 3 for security met to discuss irregular performance by Code 3 personnel and then met with the company’s upper management regarding the issues. Code 3 responded by changing its lower management structure, and Cook reported that security procedures have improved at Palma 5. Cook emphasized that if Code 3 does not live up to the contracted standards of performance, our association will consider breaking the contract, which automatically renews in July every year, and hire a different firm.

**Buildings Committee** – Looking into replacing some lobby furniture at a reasonable price.

**Communications Committee** – Schutt continues to modify forms when necessary on our website and gather email addresses from owners in order to cut back the cost of postage.

**Old Business**

**Repairs** – Stucco repairs to the tower and villa buildings are now complete except for touch-up painting. Balcony restoration in 33 units is also complete. The project to repair the membrane

issue on the upper level of the parking garage is complete. The damage to the overhead barrier on the ramp to the upper level of the garage has been repaired.

## **New Business**

**Video Surveillance** – Two bids for upgrading the video surveillance system to cover the entire property, including the upper and lower lobbies, conference/recreation room, and both levels of the parking garage, were received from Accurate Electronics (\$13,132.77) and Surveillance Technology, Inc. (\$7,791.00). Motion was made, seconded, and passed to accept Surveillance Technology's bid and appropriate money from the furniture/equipment reserves to cover the cost and incidental expenses not to exceed \$10,000.

**Generator Diesel Fuel Tank** – Quotes will be solicited to clean the generator diesel fuel tank. It is recommended the tank be cleaned on a biannual basis, but there was no information available as to when it was last cleaned.

**Roof Access** – The board will tighten up access to the tower roof by contractors, who may cause damage during their work.

**EV Charging Station** – Keefe reported private charging stations in personal parking spaces are allowed by law. A company that installs public charging stations for EVs would like to present a proposal to the board sometime this fall. Given the trend toward more and more EVs, the board is eager to listen and will try to find a mutually convenient date.

**Damage to Common Property during Unit Alterations** – Requiring and adding a refundable, flat fee deposit to the alteration request form by unit owners to cover costs of damage to common areas was discussed and tabled.

Meeting adjourned at 1:18 p.m.