



Palma Del Mar 5 Condominium Association – Annual Activity Report for 2019/2020

May 2019 - Southern Cathodic Protection Co. evaluated the existing Cathodic Protection System. In December 2019 they presented their findings to the Board of Directors who then declined to spend any further money repairing this system which hasn't performed correctly for years. As an alternate to protecting the concrete and rebar, all balconies in Palma 5 that currently have treated concrete finishes will be recoated and resealed.

May 2019 - New air conditioning units were installed in the recreation room and the tower roof for \$26,756. The air conditioning unit in the rec room was moved from above the ceiling to a new enclosure on the floor level.

June 2019 – FAST of Florida cleaned the waste water pipe system in the tower building and then ran cameras through the pipes. Pipes were reported to be in good shape with no further work needed at this time.

June 2019 – An aluminum kayak rack was installed beside the existing kayak racks.
\$1,994.01

July 2019 – A new Double wall 25 gallon automatic diesel fuel day tank is installed.

September 2019 -The Associations Governing Documents were amended and restated in their entirety by a majority of the membership.

February 2020 – The Association passed a resolution interpreting and clarifying Section 15.2 of the Declaration of Condominium governing documents.

- ✓ **March 2020** - Critical Systems Solutions (CSS) performed the required BDA Fire Communications Survey of the interiors of all high-rise units and common areas of the tower. The failed results and certificates have been posted in the fire panel room. Subject to Florida Statute and the local Fire Authority, the Association may be required to have a functioning BDA system by January 1, 2022.
- ✓ **March 2020** - Building restoration of exterior concrete, stucco, window sills, waterproofing, sealing, caulking and paint began with Munyan Painting and Restoration. This project was launched to address multiple water intrusion issues throughout Palma 5. Project is ongoing into the new fiscal year but is 75% complete.
- ✓ **March 2020** - St. Augustine Bitter Blue sod installation was completed. Sod was replaced around the pool area and villas facing the water in the turf area which was devastated by infection with the sugar cane virus.
- ✓ **March 30, 2020** - the Association's Annual Report was filed with the Florida Division of Corporations.