



**Palma Del Mar 5 Condominium Association – Annual Activity Report for  
FY 2020/2021**

- ✓ **April 2020** - Due to an electrical power surge the buildings main fire alarm panel became inoperable and the current contractor, Johnson Controls, stated in June that it was non-repairable and submitted a proposal in the amount of \$63,000.00 for a new fire panel system. Management contacted CSS to review and the panel was repaired at a cost of \$1,161.00. The Association & CSS, with the Associations Legal assistance, has been reviewing the Johnson Controls contract for a possible exit strategy but more information is being reviewed at this time.
- ✓ **April 2020** - The construction of the Association Pool Gazebo over the hot tub was completed. Suncoast Construction \$7,773.75
- ✓ **April 2020** – The automatic transfer switch controller is replaced on the generator.
- ✓ **April 2020** - Installed a new motorized Trash Discharge Door Assembly on the Tower trash chute.
- ✓ **May 2020** – Due to COVID 19, the swimming pool which was closed by county Health Department orders for six weeks was re-opened with required social distancing.
- ✓ **May 2020** - The Associations 2020-2021 Property & Liability Insurance policies were renewed at \$129,706.00 or approximately \$9,000 over budget.
- ✓ **July 2020** - A new Palma Del Mar entrance sign was installed. Palma 4 shared the expense with Palma 5 including some electrical work needed for new lighting and landscaping.
- ✓ **July 2020** -The Associations 2019-2020 Federal & Florida Income tax forms were filed. Total owed was \$591.00.
- ✓ **August 2020** - After a review of three elevator service companies, the Association renewed their contract with ThyssenKrupp Elevator in June. Successful elevator inspections were performed in August.
- ✓ **August 2020** - A new landscape contract was signed with S & S Landscaping. They were also contracted to maintain the front entrance to our complex with the expense being shared with Palma 4.
- ✓ **August 2020** – The fire pump controller is replaced. \$18,42

- ✓ **September 2020** - Amazon installed “Key for Business” in the lower lobby of the tower at no charge to the Association. This allows them delivery access to the tower that is tracked through their system.
- ✓ **October 2020** - Munyan Restoration and Painting completed the repair and waterproofing of the tower roof parapet. This work is covered by a ten-year warranty.
- ✓ **November 2020** - Tropical Storm ETA caused multiple water intrusion issues throughout the complex. Sod replacement and minor seawall repairs were completed in February.
- ✓ **December 2020** - the Association implemented new parking identification processes and enforcement of existing parking rules.
- ✓ **December 2020** - The parking garage was professionally cleaned and all parking areas were re-stripped. Numbering was added to the parking spaces in front of the 6382 Palma Del Mar Blvd. villas.
- ✓ **January 2021** - A new Owner Handbook and Directory was published. It is made available on the Palma 5 website and via a direct link provided to owners in the January newsletter.
- ✓ **January 2021** - The Associations 2021 Flood insurance policies were renewed at a total cost of \$26,498 and approximately \$502.00 below budget.
- ✓ **February 2021** - Balcony surface re-coating was required on 31 balconies in the tower and villas where balconies were not tiled. The original coating was performed in 2007/2008 as part of a larger renovation project. Nineteen were completed and 12 balconies remain to be completed in the spring of 2021.
- ✓ **February 2021** - The Board of Directors approved a policy change to require returning lessors to be subject to the same \$50 lease processing fee as all other lease applicants.
- ✓ **February 2021** - Due to continuing COVID19 restrictions, Association meetings were held on Zoom in 2021. This practice will continue until restrictions are lifted.
- ✓ **February 2021** - Palma 5 owners were asked to complete a form to select their preference for receiving Association communications as well as update their email addresses. The Board of Directors is encouraging all Association members to receive all communications by email to reduce the high cost of printing and mailing.
- ✓ **February 2021** – A request for window and sliding glass doors quote was sent to potential vendors. A review was conducted as to the most advantageous proposal which was then presented to owners to purchase/replace their windows and doors at a discounted price.
- ✓ **March 2021** – Additional outside lighting was added to two areas of the villa stairways.

A list of full-time residents was compiled in 2020 to assist in locating residents in case of an emergency evacuation. The survey response was not comprehensive.