



PALMA 5 BOARD MEETING - OCTOBER 28, 2021

Attending Board Members - Sve, Preuett, Nieto, Keefe, Fisher of Resource Property Management and circa 30 owners.

Meeting was called to order by Sve at 3:00 pm.

Preuett read an obituary of Joe Feehan - former Board president. Barbara MacIntyre gave an update on status of long-term resident Sophie Dingivan.

Committee Reports

Financial - Keefe reported on results of first seven months of fiscal year and also mentioned anticipated increases in insurance costs and building maintenance for next year.

Landscaping - Sve thanked Barbara MacIntyre and Ann Sincavage for the fine job they did on the entrance from the street and other work they have been doing.

Safety & Security - Sve attended a meeting on October 26 with Code Three Security and gave them final warning regarding substandard performance.

Building - Nieto discussed they are looking into replacing or refurbishing the chairs in the lower lobby. Jan Frazer-Smith volunteered to help. Also working on plans for holiday decorations and mentioned were able to save significant money by purchasing after last Christmas season.

Owner concerns

- Bicycle rack and area in garage needs cleaning and discarding of abandoned bikes.
- Workers removed too much of the plants, etc along the bike/pedestrian trail which had blocked traffic noise.
- Drainage at street entrance.

Old Business

Water intrusion repairs - The work Munyan did on the exterior of the buildings and the cost of fixing upper-level parking surface combined cost over \$400,000 but we were able to pay it from reserves with no assessment.

Security Cameras - Have been updated and improved. Also voted and approved adding a camera in the pool area. Will post camera policy.

Generator - project to empty fuel tank and clean interior successfully completed.

New Business

- Voted and approved addition of Deborah Schutt to Board of Directors replacing Derek Cook who moved.
- Voted and approved \$1900 for security camera in pool area.
- Discussed updating pool policy and signage including hours.
- Voted and approved accepting updated Florida statute regarding violation of rules.
- Voted and approved accepting updated Florida statute regarding collection of fines and assessments.
- Voted and approved bid from Kenco to fix rear door from rec room, lower-level stairwell door and door to meter room.

Social Activities Resumption

- Discussed and recommended seeking advice from our lawyers before re-starting.
- Unit 123 rental violations - discussed how handled.
- Rec Room Library and books and bookcases - Volunteer needed to keep tidy.

Anticipated up-coming projects

- Spa - overhaul and repair or replace
- New film covering and repairs to windows in rec room and lobby windows/doors
- Electric vehicle re-charging station.
- New furniture for recreation room.
- Repair electric outlets on floors in tower corridors.

Meeting adjourned at 4:25.