

BOARD OF DIRECTORS WORKSHOP

December 8, 2021

Attending – Sve, Keefe, Scoggins, Nieto, Adams, and Schutt. Absent – Preuett. Fisher from RPM also attending. Workshop called to order at 3:30 p.m.

Sve noted the Alliance of Bayway Communities (ABC) will hold its January 11, 2022 meeting at Palma 5.

Board acknowledged owner Jan Frazer-Smith (#508) for her \$700 gift to help defray the cost of upholstering furniture in the lower lobby of the tower.

Scoggins tasked with contacting Spectrum after January 1, 2022 about slower-than-promised internet speeds. Several units have complained about slow speeds.

Keefe reported that he contacted several local companies about installing an EV charging station at Palma 5 and that he was left with the impression that we are likely premature in pursuing one. Sve said the lock on the door to the rec room has been changed but all old keys should still fit the lock. If old keys do not work, the board will provide new ones at no cost to owners.

The dead palm tree near the pool will be replaced.

The date for the Annual Meeting has been set for Thursday, March 3, 2022.

The next Board of Directors meeting has been set for Thursday, January 20, 2022, at 3:30 p.m.

Windows & Doors Replacement – Fisher said we should encourage owners to replace aging windows and doors and remind them they are responsible for damage to other units and association property. Board will remind owners via email and snail mail.

Villa Door Painting – It was noted that some villa doors are badly in need of repainting. Research will be done to see if this task can easily be done by our maintenance staff or if an outside contractor should be engaged.

Changes to Alteration Policy and Applications – Sve suggested only licensed contractors be hired to perform all minor plumbing, electrical, etc., jobs by owners. At present these rules apply only to owners having major renovations in their units. Tabled.

Reserves – It was recommended that funds for a reserve study be included in the 2022 budget. While our reserves are in good shape despite recent major repairs to the buildings, a study for future needs has not been made in several years. This issue to be voted on by the membership at the next Board of Directors Meeting in January.

Social Activities – After consulting our legal advisers, it was decided to resume social activities with the suggestion that unvaccinated people wear a mask when attending. A New Year's Eve party is under consideration.

Scoggins reported that a vehicle parked in the outside lot between 6372 and 6382 is badly leaking oil and is a hazard to pedestrians, especially after dark. Ownership of the vehicle is unknown. Scoggins was instructed to place a notice on the windshield informing the owner that the vehicle cannot be parked on our property and will be towed if the problem is not fixed.

Workshop adjourned at 5:30 p.m.