

BOARD OF DIRECTORS WORKSHOP

February 17, 2022

(Amended Feb. 21, 2022)

Attending – Adams, Keefe, Preuett, Schutt, Scoggins, Sve, Fisher (RPM), and 5 owners. **Absent** – Nieto.

Margaret Bure of McGriff Insurance (Palma 5's agency) brought the board up to date on recent changes in the insurance market and noted there are a dwindling number of insurance companies selling property policies in Florida. Although claims in the Tampa Bay area have been comparatively low in recent years, this remains a high-risk area, and the cost of reinsurance policies for companies has been raising rates. McGriff does solicit coverage from competing companies, but the differences appear negligible compared to the policy the association currently has with American Coastal. She estimates a rate hike in the vicinity of 20% for 2022 when our current policy expires on May 12. She also noted FEMA's new guidelines on flood insurance will also increase premiums dramatically for all property owners but to soften the blow annual hikes will not exceed 18% until the new thresholds are met.

Bure also noted that insurance companies doing business in Florida are now mandating external inspections of property in order to continue offering coverage. These mandates are unrelated to current legislation in Tallahassee that is expected to make inspections of condominiums by engineering or architectural firms state law.

Sve said the board is already looking into the costs of an inspection and a reserves study, which is also likely to become state law. Palma 5 has received a bid from Elevated Engineering for \$6,885 to inspect the tower and \$9,825 to inspect all the buildings on the property. Fisher said the initial budget for 2022 prepared by RPM called for a 6.39% hike in maintenance fees due to increased costs across the board, including utilities, contract increases, and an increase to the reserve fund as well as insurance. He presented a secondary budget that will increase fees by 8.33%, or about an average of \$8.50 per unit, because of higher-than-anticipated insurance premiums and the engineering study.

RPM was tasked to get quotes from companies to replace United Fire as our sprinkler maintenance provider when the contract expires in November 2022. United Fire has been unresponsive to our needs, including replacement of smoke detectors. Critical Systems Solutions (CSS) will be one of the companies contacted.

Sve said the board has received a quote from Castle Keepers for \$3,950 for semi-annual cleaning of the common areas in the towers.

Keefe reported a complaint from a handicapped member that the handicapped parking space adjacent to spot 148 on the second deck has had a car legally parked there for a lengthy period of time that may belong to someone not currently in residence. Scoggins was assigned to look into the issue.

Preuett asked for permission for a going-away party in the pool area on March 29. Sve said she would contact the health department to clarify its rules about a pool "wet deck."

Adams submitted a notarized statement that she has met the necessary requirements for membership on the board.

Workshop adjourned at 2:27 p.m.