

**BOARD OF DIRECTORS MEETING
PALMA DEL MAR ASSOCIATION #5
April 5, 2022**

Attending – Adams, Keefe, Nieto, Preuett, Schutt, Scoggins, Sve, Fisher (RPM), and approximately a dozen owners. A quorum was established. President Preuett called the meeting to order at 4:02 p.m. and reported the notice of the meeting was posted in compliance with Florida law.

A motion was made by Keefe and seconded to further amend the minutes of the March 16, 2022 board meeting to reflect that 1) Keefe made the motion to approve the repair of a leaking roof above Unit 318 that was seconded and passed unanimously, and 2) Scoggins made the motion to approve the removal and replacement of shrubs in front of the south villas and east villas at a cost of \$2,622.50 that was seconded and passed unanimously, and 3) Scoggins made a motion to spend \$2,975 for jetting and cleaning out the sewers for Units 105-108 that was seconded and approved unanimously. Keefe moved to approve the amended minutes that was seconded and passed unanimously.

Financial Report: Treasurer Keefe reported that operating expenses for the first 11 months of the 2021-22 fiscal year were \$2,800 under budget. Figures were not yet available for the final month.

Sve introduced Bob Parham, the new head of Del Mar Management, who provided a list of the services to be provided to the association and maintenance schedules under the proposed new contract. Schutt asked if Del Mar provides services directly to owners after hours. Parham said no but that employee Plantier can do so voluntarily when he is not on the company clock and is not covered by Workers Compensation. Parham was asked to clarify the official working hours and a second week of vacation for Plantier spelled out in the contract bid, and he apologized to the board for providing an earlier draft of the contract. The board was given an updated copy of the contract to study and revise.

Landscaping Committee Report: Sve reported the shrubs around the south and east villas had been replaced, and areas of dying grass would be replaced with sod or reseeding in 2-3 weeks. Committee volunteer MacIntyre submitted a request for \$250, the cost to be split with G building, to replace annuals and mulch at the entrance to Palma del Mar South. Keefe moved to approve the \$125 expense that was seconded and passed unanimously.

Old Business: Fisher reported that workers are expected next week to repair leaks in the roofs of the villas and no apparent problems were observed following the cleanout of the villa sewers. Preuett said the report of the balcony inspections at the end of March had not yet been received and the work on repairing the concrete lintel at Unit 213 was still on hold pending the issuance of a permit from the city.

New Business: Sve reported on the search for a new security vendor to replace Code 3 for Palmas 2-3-4-5 was still ongoing. The bid by Securitas for \$119,792 for 12-hour tours was significantly lower than Code 3's \$132,525 and Meridian's \$160,778 for 16-hour tours – the cost to be split by the four associations. However, Securitas refused to write separate contracts for the associations, citing administrative costs. Negotiations will continue, and new bidders will be sought.

After reviewing and revising the contract bid from Del Mar Management, Adams moved to approve the contract with revisions and new items added to the schedule for \$95,963.88 that was seconded and passed unanimously.

Schutt inquired about replacing or repainting the doors of villa units that are badly in need of attention. Preuett said that some doors are too damaged to repaint and replacement doors are unavailable because they are no longer being manufactured and those that can be rehabilitated may require professionals. The current villa doors are all of an unusual size and replacing them may involve resizing the entrances, the cost of which must be borne by the individual members as required by the association documents. Preuett asked for a 30-day window to study options.

Schutt made a motion to adjourn that was seconded and passed unanimously.

The meeting adjourned at 5:32 p.m.