

**BOARD OF DIRECTORS MEETING
PALMA DEL MAR ASSOCIATION #5
December 13, 2022
(Amended 12/21/22)**

Attending – Keefe, Preuett, Schutt, Scoggins, Sve, and Fisher (RPM) at the Resource Property Management conference room. Adams and Nieto attended via Zoom. Approximately 17 owners attended via Zoom. A quorum was established, and Preuett called the meeting to order at 4:03 p.m. Notice of the meeting was posted in compliance with Florida law. A motion to properly dispose of the amended minutes of the meeting of October 27, 2022, was made by Sve and seconded by Keefe. Motion passed 7-0.

Treasurer's Report – Keefe reported that expenses for the first 7 months of the fiscal year through October were approximately \$11,000 over budget. Maintenance and repairs were about \$12,500 over budget and pool issues were about \$3,700 over budget, and flood insurance premiums were about \$2,800 over budget. Administrative expenses were under budget.

Planning for the 2023-24 budget will start in January. Due to uncertainty about legislation and large anticipated increases in property and liability insurance Keefe said the “bottom line is to expect a significant increase in condo fees.” But he expressed hope the association would avoid a special assessment to cover the anticipated shortfall.

Landscape Committee Report – Sve reported that the mangroves and palms had been trimmed, some irrigation sprinkler heads had been replaced, and costs for the year remain under budget.

Security and Safety Committee Report – Sve said she attended a meeting of the 4 Palma del Mar associations last week and Securitas received “high marks” for its performance thus far.

Bicycle and Kayak Committee – Scoggins said the bike racks are crowded, all bikes are registered, and there is a demand for space for new bikes but no room in the garage for additional racks. Scoggins sought permission to contact owners whose bicycles have obviously not been ridden in a long time and ask them to remove and dispose of them or give permission for the committee to do that. Permission was granted.

Fisher brought up the subject of e-bikes and said Palma 4 is banning them from being kept in enclosed spaces because their batteries can be a fire hazard when they fail. Owner Christine Dobias (#122) said she has an e-bike stored in the bike room but removes its battery when not in use, and owners are not supposed to leave batteries, which are simple to remove, with their bikes.

Unfinished Business – Preuett reported that 51 of the damaged sprinkler heads in the tower have been replaced but 2 more that are inaccessible without causing probable damage to the units still need to be replaced. Owners of those units will be contacted to give their permission to proceed with the work.

Preuett said the Elevated Engineering Condition Survey repairs are awaiting the company to finish with the agenda and ask for bids. Schutt questioned when repair work will actually begin and Preuett said they were given a list of our highest priority items but the association also needs input from our insurance carrier.

Preuett said replacement of the control panel for the pool has been completed. He said the temperature in the hot tub is not hot enough and needs to be addressed but the problem is unrelated to the control panel and may be a faulty heater.

Fisher said replacing the frame and door to the elevator machine room on the roof is scheduled for Dec. 20.

Preuett said the cause of water intrusion in 2 units on the 12th floor has been narrowed down to a suspected crack in the concrete roof. Fisher said RPM is still waiting for bids for inspection and repairs to the roof.

Preuett reported CSS/Sciens has taken over the system for fire monitoring in the tower and updated the equipment but the contract needed to be amended. Scoggins made a motion to approve the amended contract that was seconded by Keefe. Motion passed 7-0.

Fisher reported he has received the revisions to the Reserve Study, and RPM owner Debbie Reinhardt will participate when a final draft of the budget is ready for review in January.

New Business – Sve recommended an audit of the association’s finances, which she said was last done in 2018. Tabled until the January budget meeting.

Sve noted the irrigation system for the lawn is old, many of the hundreds of sprinkler heads need replacing, and that the price per head has soared from about \$20 to \$50. She made a motion that the board approve \$505 to replace 10 heads immediately that was seconded by Scoggins. Motion passed 7-0.

Sve said she and Schutt and about 40 owners who responded to a query are in favor of switching from mailed paper ballots to electronic voting as a more efficient and cost-cutting measure. Preuett said he didn’t object to electronic voting on some items but was not in favor of electing board members through that method and argued the cost of mailing ballots in 2022 was not that expensive. Sve said there are 120 members who have agreed in writing to receive all communications from the association electronically but retain the option of voting by either method. Keefe queried Fisher regarding his experience with electronic voting, and he said that while it’s still a learning experience for him, RPM’s system is in sync only with the electronic voting company HOAsT and employing a different company would be problematic. Sve responded that she had approached HOAsT but never received a response. Sve made a motion “to move forward with an electronic voting resolution to put before the membership to allow those who wish to vote electronically” and was seconded by Schutt. Motion failed 4-3. (Yea: Schutt, Sve, Nieto. Nay: Adams, Keefe, Preuett, and Scoggins.)

Sve brought up a maintenance request from #304 regarding a leaking downspout that is not easily accessible to repair or replace. Fisher said he would look for a contractor to perform the work.

Preuett said there’s a water intrusion issue at #102, similar to the one at #122 that was recently fixed, and needs to be investigated.

Sve said there is a loose PVC pipe on the roof that may start to leak and needs to be repaired, and there is water intrusion along the baseboard in #406 that needs to be investigated.

Schutt inquired about the status of the painting and replacement of villa doors, which has yet to begin. Preuett said Del Mar Management can do the painting but replacing doors that have deteriorated will be more complicated if the frames also need to be replaced as the original doors

are no longer being manufactured and are of a different size than the ones currently available. Preuett appointed Scoggins to the committee to get the project on track.

Scoggins made a motion to adjourn that was seconded by Keefe and passed 7-0. The meeting was adjourned at 5:24 p.m.