

**BOARD OF DIRECTORS MEETING
PALMA DEL MAR ASSOCIATION #5
January 5, 2023**

(Amended January 10, 2023)

Attending – Adams, Keefe, Preuett, Scoggins, Sve, Schutt, and Fisher (RPM). **Absent** – Nieto. Approximately 20 owners also attended. A quorum was established, and Preuett called the meeting to order at 4:00 p.m. Notice of the meeting was posted in compliance with Florida law. A motion to properly dispose of the amended minutes from the meeting of December 13, 2022, was made by Scoggins and seconded by Keefe. Motion passed 5-0.

Treasurer's Report – Keefe reported that income for the first 8 months of the fiscal year was on target. Expenses, primarily for maintenance that “could be expected for a 40-year-old building,” were approximately \$16,000 over budget. Included were expenses for security (approximately +\$2,700) and pool repair (approximately +\$4,800), while administrative and miscellaneous expenses were about \$7,200 over budget due mostly to the property condition survey and initial repairs to the property. Overall, the association was about \$10,750 over budget. Keefe added that \$80,000 had been added to the reserves as budgeted.

Keefe reiterated that owners can expect a “substantial” increase in maintenance fees for 2023-24 due to a huge anticipated cost for insurance and maintenance required by recent legislation. Keefe said the board feels a significant hike in maintenance fees is preferable to a special assessment that would be unfair to the newest owners.

Bicycle Committee Report – Scoggins reported that a voluntary surrender of bicycles that have not been used for a long time by their owners is ongoing, has opened up a few spaces in the racks, and new bike owners waiting for slots should make certain their bikes are properly registered and take advantage of them. Scoggins also said a recent inventory revealed at least 3 e-bikes on the premises with more expected in future years and recommended the board set a policy for storage on the property due to the hazard of batteries that could explode or catch fire. No action was taken.

Landscape Committee Report – Sve said a contract to replace approximately 10 lawn sprinkler heads has been signed. The new heads will be about 2 inches higher than the old ones and will provide better coverage. Sve also added that some dead spots appearing on the lawn are due to the annual reappearance of the sugar cane virus that will disappear in time.

Security and Safety Committee Report – Preuett said the most common issue identified by the security company is cars that are backed into spaces instead of parking head-in, and owners are being notified of the violations. (St. Petersburg has an ordinance that requires head-in parking throughout the city.)

Owner Concerns – Preuett said the association is waiting on a geothermal heating pump for the pool and owners can use G Building's pool in the interim. Preuett also said the spa has one or more leaks and it is believed the heater may also need to be replaced. Keefe wondered if insurance might cover some of the cost and would check our policy. Owner Wes Carter (#407), who worked in the insurance business, said if the pump(s) failed because of a recent lightning strike on the property the policy may cover the damage.

Charles Younger (#1203) asked Fisher when the repairs to his unit will be finished due to a leak in the roof. Fisher replied that the roof needs to be fixed first and the membrane needs to

be lifted to determine exactly how extensive the crack is. Younger asked for a time frame when these repairs are expected to be done. Sve said a pre-bid meeting with roofing contractors was being held this very day, and roof inspections need to be more frequent. Sve said the last full roof inspection was in 2018.

Linda Miller (#906) complained that the installation of 9 sprinkler heads in her unit at a personal cost of more than \$900 was poorly done and do not fit into the original openings in the ceiling. She asked the association to pay for the job to be done properly and was informed replacing sprinkler heads that had been painted over or damaged by owners (including previous owners) inside units were the responsibility of the owners.

Old Business – Sve said drainage issues at the south entry to the Palmas remain unresolved and reemphasized that RPM should look for contractors who can fix the problem.

New Business – Preuett said the Welcome Back Party scheduled in the recreation room for January 7 that will serve alcohol was not approved by the board as a whole. Although board members were made aware of the function, board approval was not officially sought. Preuett noted that the board will not provide nor sponsor alcohol for the party due to liability concerns. If someone who attended the party was, for example, injured in a fall, the association could be held liable for medical costs. Preuett did say attendees were free to bring their own alcoholic beverages.

Fisher cautioned that American Coastal may not renew the association's insurance policy when the current one expires in May and we may need to seek another company. He said that if the association's only option is the Citizens Property Insurance Group, the state's insurer of last resort, we may be required to replace the roofs on the tower and villas, regardless of their current condition, inside of a year.

Keefe made a motion to adjourn that was seconded by Scoggins. Motion carried 6-0. The meeting adjourned at 5:07 p.m.