

**BOARD OF DIRECTORS MEETING  
PALMA DEL MAR ASSOCIATION #5**

**February 2, 2023**

**(Amended 2/8/23 & 2/20/23)**

**Attending** – Adams, Keefe, Nieto, Preuett, Schutt, Scoggins, Sve, and Fisher (RPM). Approximately 30 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 January 5, 2023, was made by Keefe and seconded by Scoggins. Motion passed 7-0.

**Treasurer's Report** – Keefe reported that through the first nine months of the fiscal year the association was about \$14,400 over budget. The overage was attributed primarily to repairs and maintenance on 40-year-old buildings (approximately \$10,200), the pool and spa (\$8,800), tree trimming (\$2,400), and security (\$1,000). Other association expenses were pretty much in line. Funds designated for reserves are currently \$90,000.

**Bicycle/Kayak Committee Report** – Scoggins reported that an inventory of bicycles parked on the premises revealed only three bikes that were unregistered as of the January 31st deadline. Descriptions of the bikes were posted in the lobbies and at 6382 warning that if they were not registered by the end of February they would be removed and donated to charity. Voluntary removal of bikes by owners in previous weeks had opened up several spots in the bike room and garage racks for new bikes.

Kayak committee member Terry Hamrick (#217) reported that the wooden kayak rack closest to the pier has deteriorated so badly it should be replaced with a metal rack and located to the south of the current metal rack that will improve the view of the bay from the villas and provide more storage space. Scoggins suggested that because of the budget crunch for the 2023-24 fiscal year replacing the rack should be included in the following year's budget.

**Building Committee** – Nieto reported that scratches on the elevator doors have appeared, likely due to people moving furniture and heavy equipment in and out. She requested that maintenance attend to them before they become worse.

**Unfinished Business:**

Preuett reported that the pool pump has been replaced and the pool is in working order once again. Regarding ongoing problems with the spa, Fisher said Florida Pool Works is scheduled to send someone out next week. Schutt asked Fisher for a time frame to replace the spa, if necessary, and was told it would likely be eight months before work could begin. Fisher said RPM would seek other bids.

Fisher reported no progress on addressing the flooding issue at the Palma 5 entrance but has someone in mind who is working on another project and who may be able to look at the problem in April.

Preuett said two sprinkler heads in tower units still need to be replaced that are in difficult locations to reach. Preuett, who worked in the sprinkler industry, said he has an idea how to remove them and will run it past the contractor to see if it is a workable solution. Regarding owners' complaints citing property damage when other sprinkler heads were replaced, Preuett said United Fire Protections will not repair the damage because it's not in the contract. Sve suggested contacting our lawyers, and Preuett said he would ask the company to reconsider.

Fisher said the company's position on the matter is a reason why the association will no longer be using its services.

Scoggins reported the Villa Doors Committee met and 26 doors are in need of repainting but are otherwise in good condition and do not warrant replacement at this time. Committee member Bill Blonkowski (#206), who worked in the door industry, advised the committee of potential issues when and if the doors are replaced. The committee has another meeting scheduled with a representative from Therma-Tru Doors on February 7th to discuss future options and will set up procedures and a schedule with Del Mar Management to begin repainting.

**New Business:**

Because the last audit was in 2018, Schutt made a motion for an audit of the association's finances that was seconded by Keefe. Passed 7-0.

Adams made a motion for the association to fully fund its reserves in 2023-24 that was seconded by Sve. Passed 7-0.

Schutt made a motion to sign a contract with Tarheel Roofing for \$9,978.20 to repair the cracked roof on the tower that was seconded by Adams. Passed 7-0.

Preuett reported that waste pipes in the tower are in need of cleaning because waste is backing up into two units on the fourth floor. Leland Plumbing Contractors has submitted an estimate of \$6,900 to perform the work. Sve expressed concern that more bids had not been sought and only two units were affected. Preuett argued the units are on the bottom floor of the tower, the backup would continue to rise, and the problem should be resolved sooner rather than later. Preuett asked Fisher to solicit another quote, and the issue was tabled.

Preuett said Superior Fence & Rail has submitted a bid with three options ranging from \$1,279 to \$1,625 and totaling \$4,404 to repair the dumpster corrals and diesel tank enclosure damaged by last year's hurricane. Sve repeated her concern that more bids had not been sought. Fisher said a second company he had contacted was no longer making repairs and other companies would not be able to assess the damage and provide estimates for at least four months, on average. Schutt made a motion to move forward with the repairs for \$4,400 with the provision that the user access door with the multiple drill holes be addressed aesthetically either under the repair or by maintenance/volunteers. The motion was seconded by Keefe. Passed 7-0.

Preuett allowed that the decision to table the cleaning of waste pipes be reconsidered. Schutt made a motion that a maximum of \$6,900 be approved to perform the work pending bids from other contractors. Nieto seconded the motion. Passed 7-0.

Scoggins made a motion to adjourn that was seconded by Keefe. Passed 7-0.

The meeting was adjourned at 5:15 p.m.