

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

June 22, 2023

(Amended)

Attending – Preuett, Adams, Keefe, and Scoggins via Zoom, and Fisher (RPM). Approximately 20 owners also attended via Zoom. A quorum was established, and Preuett called the meeting to order at the Resource Property Management office at 1:10 p.m. Prior notice of the meeting was posted in compliance with Florida law. Scoggins made a motion to accept and properly dispose of the minutes from the meeting of May 11, 2023, that was seconded by Adams. Motion carried 4-0.

Treasurer's Report -- Keefe reported that the figures were incomplete because our fiscal year just began in April, but the association had \$201,000 in its operating account and \$312,000 in the reserve fund. Maintenance and repairs for April were \$9,900, utilities were \$20,900, and administrative costs were about \$10,300 below budget at \$22,100.

Committee Reports

• **Kayak Committee** – Scoggins reminded kayak owners that registration fees for this year are due by June 30.

• **Landscaping Committee** – Preuett reported that he has been in contact with FDOT regarding replacement of the invasive Brazilian Pepper trees that were cut down and removed as part of the Pinellas Bayway improvements and exposed our property to passing traffic. Preuett said the county has agreed to plant buttonwood trees. Preuett also said FDOT will address the drainage issue near the seawall and determine whether fixing the problem will be the responsibility of the state, county, or city.

• **Safety and Security Committee** – Preuett reported that Securitas has been dealing with only minor issues such as parking and pool tags. He also noted that the board makes available to residents a weekly report from the city that provides data on criminal activity within a five-mile radius of Isla del Sol and there is very little such activity going on here.

Unfinished Business

• Work on the spa is scheduled to begin on July 24 and will take 2-4 weeks to complete.
• Fisher said work to resolve the drainage issue is scheduled to start some time in July.
• Fisher said United Fire Protections agreed to reduce its bill for replacing sprinkler heads in the tower last year by \$1,575 for work that was not performed or poorly done.

• Preuett said work to restore air conditioning to the lower lobby is scheduled to finish tomorrow (6/23).

• Fisher and Preuett will set up a meeting with contractors to replace the failing jockey pump.

New Business

• Preuett nominated Jim Miller in Unit #906 to fill one of the three vacancies on the board. Scoggins made a motion to appoint Miller that was seconded by Adams. Motion carried 4-0.

• Fisher said he asked for bids from four contractors to perform work for the building condition repairs project and received three ranging from \$762,685 by Dixie Construction, \$677,887 by Complete Property Services (CPS) to \$469,815 by Wilson-Kehoe-Miller

Restoration Group (WKM). Scoggins made a motion to approve WKM's bid that was seconded by Adams. Motion carried 4-0. Fisher said work would begin late in the first quarter or early in the second quarter of 2024.

A number of villa owners expressed concern that the new flood insurance policy appears to cover only damage to the tower, and mortgage holders are demanding proof of coverage. Preuett and Fisher assured them the villas are covered and promised to provide owners with the necessary documents and they will be posted on our website

A motion to adjourn was made by Scoggins and seconded by Preuett. Motion carried 4-0. Meeting adjourned at 1:47 p.m.