**BOARD OF DIRECTORS MEETING**

**PALMA DEL MAR ASSOCIATION #5**

**September 14, 2023**

**(Amended)**

**Attending –** Adams and Scoggins in person, Keefe, Miller, and Preuett via Zoom, and Fisher (RPM) in person. Approximately 18 owners in person and an unknown number via Zoom also attended. A quorum was established and Preuett called the meeting to order at 2:00 p.m. in the association’s recreation room. Prior notice of the meeting was posted in compliance with Florida law. Adams made a motion to accept and properly dispose of the minutes from the meeting of August 18, 2023, that was seconded by Scoggins. Motion carried 4-0.

**Treasurer’s Report –** Keefe not yet having checked into the meeting, Fisher reported there were no maintenance fee delinquencies among members through the month of August.

**Committee Reports**

**• Security and Safety Committee --** Preuett related a recent incident at one of the other Palma associations also serviced by Securitas in which one of the company’s personnel was berated by a small group of rowdy owners and guests using vulgar language who refused to display their pool tags and claimed they were not subject to the association’s rules and by-laws. The security guard backed off to avoid escalating the confrontation. The guard was lauded by our board for his restraint, and it was agreed to inform Securitas that should a similar incident occur on our property the guard should react the same way but contact the St. Petersburg police to respond to trespassers and let the authorities handle the situation.

Scoggins said a derelict sailboat that recently washed up in the mangroves was reported to the Florida Fish & Wildlife Commission. Agents dispatched to investigate were able to determine that the boat was registered in North Carolina and said an attempt would be made to contact the owner. Should the owner not respond in 21 days, under state law the boat will be subject to removal and disposal at state expense. However, the agents cautioned it could be longer than 21 days before the boat is removed.

**• Landscaping Committee –** Barbara MacIntyre and Annie Sincavage reported theproperty suffered only minor damage from Hurricane Idalia. A plumeria tree in front of Unit 113 was uprooted by the storm, cut up and removed by maintenance and volunteers, and replaced by a palm tree at a cost of $148. Volunteers also removed debris and piles of seaweed from the property. The committee is looking for about $150 as Palma 5’s share of the cost with Palma 4 for new plants in shared areas. Mulch put down in 2021 also needs replenishing at an estimated cost of $1,500 for approximately 300 bags of pine bark nuggets and pebbles, and volunteers will be sought to assist with the project. The committee was given the go-ahead by Preuett to proceed with the projects.

**Unfinished Business**

**•** Fisher announced Miller recently completed his board certification class and received his certificate.

**•** Fisher reported the 2022-23 audit has been completed by Marsocci, Appleby & Company and will be sent to the board shortly for review.

**•** Fisher reported the reserve study by Reserve Advisors should be finished by December or January.

**•** Fisher reported the tower roof is still leaking above Unit 1203 and that a new leak has appeared in Unit 1204. Tarheel Roofing will continue to work on a solution, will reach out to a roofing engineer to address the problem, and RPM will put the project out to bid. Fisher warned the roof is more than 20 years old and the association will likely be facing a costly replacement in the near future.

**•** The spa remodeling is complete, but maintenance is working on a heater problem before it can be reopened. Because of the extreme heat this summer that has raised the temperature of the water in the pool, some owners expressed a concern about bacteria. Preuett assured them the temperature and chlorine level are checked every morning, Monday through Saturday, by maintenance. The board was asked if the water temperature and chlorine could be checked a second time in early afternoon, and Preuett said maintenance would be tasked to do so.

**•** The air conditioning unit in the lower lobby of the tower has been replaced and permitted.

**•** Preuett said he remains dissatisfied by bids to replace the failing jockey pump and will continue to seek lower bids.

**•** The replacement of sprinklers in 46 tower units and common areas by CSS/Sciens scheduled for the week of September 18 has been delayed until the second half of October because of staffing issues.

**New Business**

**•** To pay down the loan for $351,365 plus interest at 10.25% to cover the up-front cost of insurance for the property, the board recommended a special assessment of $100,000 to be levied on the association’s 140 units. The assessment would pay off the portion of the loan due to the $53,000 shortfall in our insurance budget for 2023-24 and accrued interest. Depending upon the square footage of individual units, a coupon for a one-time assessment ranging from $592 to $789 would be issued and payable by November 1, 2023. A motion was made by Scoggins and seconded by Adams to approve the special assessment. Motion carried 5-0.

A motion to adjourn was made by Scoggins and seconded by Adams. Motion carried 5-0.

The meeting was adjourned at 3:12 p.m.