

# Palma 5 Today

## Board Updates

- Board meeting – Feb 16 at 2 PM Rec Room & Zoom

Alex Gould from Reserves Advisor will speak

Annual Meeting – March 7 at 1 PM Rec Room & Zoom

- Board approves roof replacement. Stage I \$27,600 to repair leaks. Stage II \$120,800 to repair to rehabilitate Mansard roof. Stage III \$447,650 to replace entire flat roof.
- Fisher reported that the Reserve Study was received in December and will be provided to all owners via email. Required funding will be implemented in the 2024-25 budget. Fisher also reported the association currently has \$292,000 in its state-mandated reserve account and must meet the fully-funded requirement of \$496,200 by Dec 31, 2024.
- 3 Bids were received to replace jockey pump that backs up sprinkler system. Board went with lowest \$4,310 by Coastal Service. The pump has been ordered.
- Repair work to building being performed by Wilson-Kehoe-Miller will commence in 1st quarter or 2nd quarter of 2024. This is the villa work.

## 2023-2024 Board Initiatives in the works

- Budget 2024-25
- Bicycles registration/inventory will take place in Jan.
- Responding to owners' concerns that roof leaks are causing water intrusion and possible mold in several more units, Preuett said the association will pay for testing

**Association Budget The latest updates – Jack** reported that the association has \$481,000 in the reserves account, and most of the operating expenses for the first nine months of the fiscal year were under budget. However, administration costs were \$82,600 over budget due primarily to property and flood insurance.

## Board Members

Tommy Preuett, President  
Tommylp669@yahoo.com

Ann Adams, Vice-President  
Annadams1211@aol.com

Scott Scoggins, Secretary  
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Jack Keefe, Treasurer  
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Jim Miller  
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## Support Staff

Scott Fisher,  
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## Resource Property Management Office

5901 Sun Boulevard Suite 200  
St. Petersburg, FL 33715  
Located in the Isla Del Sol  
Shoppers Village



# MEET YOUR NEIGHBORS

By Scott Scoggins

Scott & Jill White, Unit 105

Living in Marquette on the southern shore of Lake Superior on Michigan's Upper Peninsula where the annual snowfall is about 200 inches, Scott White liked to joke with his Canadian friends on the north side of the lake "that we live in South Beach, although they didn't really get it." Isla del Sol is still a couple hundred miles from Miami's famous South Beach. But for Scott and his wife Jill, this is close enough.

The Whites have owned a condo here for nearly a quarter of a century, first Unit 103 and Unit 105 since 2017 when that came on the market. They came to Isla for the first time in the early '90s, occasionally staying in a condo in La Puerta on the northern corner of the island owned by the CEO of the company Scott worked for at the time and was available for use by employees.

"We really liked it here and started looking for a place," Scott remembered.

When he and his partners started their own insurance agency in Marquette, they purchased Unit 103 for two- or three-week vacations with their families. It wasn't until last winter after Scott and Jill, who worked as an RN for 30 years at a local hospital, both retired and began snow-birding for five months.

The two were introduced by mutual friends when Scott was finishing up his senior year at Northern Michigan University in Marquette. Jill had just graduated and was working as an LPN.

"We dated for almost three years, and I was fortunate enough to get her to marry me," Scott chuckled. They celebrated their 40th wedding anniversary last summer in Italy, where Scott's maternal grandfather lived and where they have often vacationed.

Shortly after Scott graduated, he taught and coached baseball at a high school in Texas before going into the insurance business and then opening his own agency with his partners, where one of their two daughters still works. The Whites also have two grandchildren. Shortly he retired, Scott co-authored a book titled "Resigned to Success: Using an Exit Plan to Build Hope, Energy, and Success in a Business," a guide for helping business owners transition from the workforce to retirement while leaving a legacy for the next generation of owners.

The Whites enjoy traveling – they just returned from a week in the Florida Keys – with frequent trips to Italy. Scott also lists golfing and reading among his favorite pastimes.

Right now Scott and Jill don't plan to become year-round residents at Palma 5.

"I never use the word never, but right now we have the best of both worlds," Scott said. "Marquette is in beautiful country, and we know how magnetic Isla is to us. Every time I come to Palma I'm always excited to be there and disappointed when I leave. It's still the right place to snow-bird."

And there's no reason to relocate to the "real" South Beach.





## Welcome Back Party 2024





## Need to Know

### Have You Read Your Documents?

When you passed papers on the purchase of your condominium, you should have been provided with a copy of the association's documents. If you haven't read them already, recent new owners are strongly urged to do so, so that you can become familiar with the rules and by-laws that govern your homes.



Many years ago, the documents ran close to a daunting 200 pages. In 2019 the association revised the Declaration of Condominium and By-Laws and trimmed the number of pages to a more reasonable and readable total of 49 pages.

If you did not receive a copy at closing, or lost it, those documents can be found on the Palma del Mar V Condominium website.

It is important that you are aware of these rules and by-laws, which cover such important subjects as renting and making alterations to your units and many others. Violations could be costly!

### Bicycle Registration Deadline

All bicycles parked in the garage racks and bike room are required to be registered by January 31, 2024. Nine bikes are presently unregistered. If these bicycles belong to you, they must be registered or are subject to removal and donated to charity after February 29. There is no fee. Registration stickers can be obtained by visiting Richard Plantier in the maintenance room on the upper deck of the garage. (Bicycles already bearing registration stickers do not have to be registered again.)

The brands and descriptions of the unregistered bikes are as follows:

- Delta, cherry red (rack)
- 2 Hang Tens, green and cream (rack)
- Schwinn, black (rack)
- Huffy, black and white (rack)
- Alpina, green (rack)
- 2 X-Treme E-bikes, both white (bike room)
- Canonvale, black and white (bike room)



### Missing Emails

If you haven't been receiving official emails, including the newsletter, from the association, it's most likely because the board of directors doesn't have your email address on file or it's incorrect. It is vital that the board has your email address so that we can contact you in the event of an emergency involving your unit and keep you informed about important matters concerning Palma 5. Email addresses provided to the board are kept confidential and used only for association business! At present there are about a dozen units for which we have no email addresses or believe to be incorrect.

If you have not been receiving emails from the association, please contact board secretary Scott Scoggins at [chazscpggins@comcast.net](mailto:chazscpggins@comcast.net) to add your email or verify that we have your correct address.

## **Condo Improvements over past 15 years**

Condo owners are experiencing the most significant jump in HOA fees. What's driving those fees for condo owners is an ugly mesh of inflation, home insurance premiums and a law stemming from the collapse of the Champlain Towers in Surfside, Florida, in June 2021. Many associations have been deferring maintenance costs for years. The Palma 5 board members and owners have taken a very proactive stance in the upkeep of our homes. Here are a few items that have been completed in the last 20 years.

1. Total structural repair of balconies and exterior walls. Added a cathodic system.
2. Resurface pool and hot tubes. Including several redoes of hot tubs.
3. Tile roof replaced on tower & villas with annual inspection.
4. Painted and sealed building twice in 20 years
5. Updated foyer and rec room.
6. Redid all hallway walls and carpet.
7. Total rebuild of dock.
8. Put in geothermal system for pool and replaced electrical system.
9. Resealed garage floors twice in 20 years and painted upper-level ceiling.
10. Replaced sprinkler heads.
11. New cables for elevators and modernized elevators.
12. Generator repaired and maintained.
13. Negotiated a contract with Spectrum that reduced owners \$60 to \$100 a month.
14. Public area air conditioning unit replaced.
15. Fire alarm system updated to new code and installed new electric system for fire pump.
16. Roadway in front of building upgraded and resurfaced.
17. Lawn sprinkler system replaced and upgraded.

A big thank you is do to every one that has been involved in keeping our association in good shape.

# February

# 2024

Palma 5

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Water Aerobics 9:00 IT workshop 1:00 Texas holdem 6:30/7:00	2 Water Aerobics 9:00 Stretch & Tone 9:00  Coffee Get to gether 9:00	3
4	5 Water Aerobics 9:00 Stretch & tone 9:00	6 Water Aerobics 9:00	7 Water Aerobics 9:00 Stretch & Tone 9:00	8 Water Aerobics 9:00  Bingo 7:00	9 Water Aerobics 9:00 Stretch & Tone 9:00	10
11	12 Water Aerobics 9:00 Stretch & Tone 9:00	13 Water Aerobics 9:00	14 Water Aerobics 9:00 Stretch & Tone 9:00	15 Water Aerobics 9:00  IT Workshop 1:00 Texas holdem 6:30/ 7:00	16 Water Aerobics 9:00 Stretch & Tone 9:00  Coffee Get together 9:00	17
19	20 Water Aerobics 9:00 Stretch & Tone 9:00	21 Water Aerobics 9:00	22 Water Aerobics 9:00 Stretch & Tone 9:00	23 Water Aerobics 9:00  Bingo 7:00	24 Water Aerobics 9:00 Stretch & Tone 9:00	25
26	27 Water Aerobics 9:00 Stretch & Tone 9:00	28 Water Aerobics 9:00	29 Water Aerobics 9:00 Stretch & Tone 9:00			