

Board Updates

· Board meeting – March 15 at 1:30 PM Rec Room & Zoom

Board Minutes

Anne Blakely, Shirin Kashani, Deborah Schutt, and Nicholas Stambula were elected to fill four open seats on the board of directors. Incumbents Ann Adams, Jim Miller, and Tom Preuett round out the new board. Fisher reported the owners voted 72-0 to carry over surplus funds from the 2024-25 budget to the 2025-26 fiscal year, 70-2 to use reserve funds in the wake of a catastrophic event, and 56-15 to waive the financial reporting requirement. Fisher said an average 29.5% hike in maintenance fees in the 2024-25 budget may be reduced later in the year should owners choose to create a new budget in the near future and levy another assessment.

A lengthy discussion ensued with Fisher about immediately altering the adopted 2024-25 budget to lower maintenance fees in light of the decision to increase in the assessment from \$450,000 to \$692,000 at the March 5, 2024, board meeting. Fisher explained that under Florida statutes budgets must be adopted before April 1 every year, and statutes and procedures precluded amending “even one line” of the adopted budget prior to that date because a new reserve study would be required, and it could not be commissioned and completed before the deadline.

2024-2025 Board Initiatives in the works

Roof Repairs – Preuett reported emergency work to temporarily repair the leaks on the tower roof began on February 15 and a leak had expanded from Stacks 03 and 04 to include 02.

Building Repairs to Villas – Wilson-Kehoe-Miller is waiting for permits from the city before work can begin. The project is scheduled to begin during the first week of June 2024.

Fire Sprinkler Repairs – Preuett reported the ¾” -inch replacement sprinkler heads are still on back order. An inspection of the tower by the Fire Department discovered four annunciators in the tower corridors are not functioning properly. Preuett said they will be replaced.

Assessment- Board approved a \$692,000 to help pay for new roof and upcoming repairs.

Board Members

Debbie Schutt, President

Anne Blakely Vice-President

Nick Staumbula, Treasurer

Shirin Kashani, Secretary

Jim Miller

Tommy Preuett

Ann Adams

Support Staff

Scott Fisher,
Property Manager
Sfisher@
resourcepropertymgmt.com

Bella Primus,
Administrative Assistant
bprimus@
resourcepropertymgmt.com

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St. Petersburg, FL 33715
Located in the Isla Del Sol
Shoppers Village





From Left to Right –
Debbie Schutt, Ann
Adams, Tommy
Preuett, Shirin
Kashani, Anne
Blakely Back Row
Nick Staumbula,
Jim Miller

Ann Adams – It would be my objective as a board member to maintain professionalism from the board with respect to honoring all opinions and inputs for the betterment of the association. There should be financially responsible decisions made that are the best interests of the association as opposed to personal interests.

Anne Blakely – I would like to see improved communication given to the owners with the reciprocity being that owners also improve communication by attending meetings, when possible, and answering “opinion” surveys posted by the board. In respect to finances, my goal is to focus on maintaining a close eye on our financials, contracts, spending, fees, and investments. Every dollar matters.

Shirin Kashani – As an elected representative of Palma 5 owners, I’m looking forward to working with all Board members to streamline operations, including contract bidding and selection process, as well as holding them accountable to delivering high quality services for the dollars we spend to upkeep our beautiful building and community.

Jim Miller – A fiscally responsible budget allowing our fees to remain as is or lower. Formalized committees reviewing specific issues and making recommendations to the board.

Tommy Preuett – I will continue to perform the duties of a board member.

Debbie Schutt – Palma 5 is a little slice of Paradise. It is my goal to work as a team, board and owners together, to keep Palma 5 immaculately maintained, affordable, with contemporary equipment/assets with best practices operations. A community that has planned for the future and is the envy of Isla.

Nick Staumbula - For the short term, we want to bring more maintenance fee stability to Palma 5 by amending the current budget and being fiscally responsible. We need to execute our large capital projects for this year (tower roof and villa concrete) and start planning for the future ways to improve our property and value of our property (like moving from defense to offense) by engaging more owners in a formal committee process to leverage the skills that reside here and through transparency of what we face.

LOCK YOUR CARS

On the night/early morning of March 9/10 two cars in the garage were broken into along with three in G garage. Some items were taken. We are reviewing video footage in hopes of providing information to the authorities. Please keep your vehicle locked at all times. It appears these were break-in of convenience since the vehicles were unlocked.

MAKING LIFE A LITTLE EASIER

ONE PIECE OF EQUIPMENT AT A TIME

When accidents happen, or perhaps your elderly parent needs a wheelchair, Palma 5 is here to help.

Can Anyone Use the Lending Closet?

Yes, the Palma's 5 Lending Closet serves people of all ages with physical or developmental disabilities who need an item for the following reasons:

- A person who would like to try out an item before purchasing the equipment for themselves.
- A person who has a short-term need for equipment such as a knee or hip replacement.
- A person who needs an item not covered by Medicare or Medical Assistance or private insurance and cannot afford to purchase the needed equipment at this time.
- A parent or relative is vacationing and it is easier to borrow the equipment than to bring it on a plane.

What Types of Equipment is Available?

- Walkers (With & Without Wheels)
- Canes (Regular & 4-Pronged)
- Wheelchairs
- Shower Chairs
- Transfer Benches
- Raised Toilet Seats
- Commodes
- Crutches
- Extension Grabbers



How does the lending closet work? We accept donated new or gently used equipment from people who no longer need it. We will then clean and check the equipment and make it available to another person.

How do you “check out an item?” Check with the maintenance staff or a board member.

Donations are Welcome. If you have medical equipment that you are no longer using and would like to donate it to the Lending Closet we will gladly accept it pending we have room. Just bring the equipment down to maintenance staff. We only ask that the equipment be clean and in good condition.

Hello Palma Owners:

We are living through some very challenging times in Florida with the insurance crisis and new statutory requirements to keep our property maintained with adequate funding. I want to acknowledge that we in Palma 5 are fortunate to have owners that understand the challenges and are ready to step up and financially support the board's efforts to restore and replace aging building conditions. This spring and summer we will replace the tower roof and waterproof/paint and repair the villas/garage and replace/repair the spalling concrete walkways. 2024 will see \$1.2 million dollars of restoration/replacement work accomplished.



The owners spoke loudly and clearly both at board meetings and through the survey. The consensus is that communication is of utmost importance. The board is committed to keeping you informed in a timely manner through the monthly newsletter, e-notices and presentations. One of our short-term tasks will be to make sure our database of owner/occupant email addresses is up to date and comprehensive. Please give us a few weeks to accomplish that task.

Our Treasurer, Nick Stambula, is currently working to make the needed adjustment to the recently adopted 2024/2025 budget to accomplish what 82% of you responding to the survey prefer. The majority of owners' preference is for monthly association dues to remain stable while required increased reserve funding be managed through a special assessment. We had hoped to amend the adopted budget to reflect your preferences before the fiscal year begins on April 1st. Unfortunately, timing precludes that. We will begin the fiscal year with a temporary monthly increase in our HOA fee and a special assessment. However, we are working to amend the adopted budget to lower those monthly HOA fees and offer a new schedule payment for the assessment. We will keep you updated on our progress.

With the new board of directors, there will be a number of changes in the near future. Change is not always easy and there is some degree of comfort in what is familiar. Please remember that we are not making changes just to change. We are making changes to save money, make operations more efficient and effective, to improve our property values and be competitive in the real estate market.

Debbie Schutt
Palma 5 President

The Smell of the Sea – by Melinda B. Joyner Unit 408

The smell of the sea with the wind in my face
Stately gulls flying low, soaring with grace,
Strong waves crash the shoreline leaving remnants of life
The winds in the sea oats murmur gently close by.

I walk toward the seawall, mangrove spiders spin their webs,
Such intricate weavings are twists of soft threads
The call of the wild birds sound void of earth's cares
With this there is calmness; the cool breeze tosses my hair.

Touches of salt air are now heavy in haze,
Pockets full of seashells leave a soft filmy glaze.
Out on the horizon a ship passes alone,
Beams of a light house lead sailors safely home.

I wade through cool water where footprints abound,
Hovering Pelicans and Sandpipers eye their lunch on the ground.
Bright sun's rays are fickle as clouds dance the skies,
While palm trees and wild grapes near beach edges lie.

Sand under my feet I am watching the sea,
My eyes search the horizon where the sunset will be.
With the sun and the salt mist, the sea rolls on its way,
Oh, glorious, glorious, glorious day!





General

- ☐ Two week minimum supply of medication, regularly used medical supplies, and a list of allergies
- ☐ A list of the style, serial number, and manufacturer information of required medical devices
- ☐ Batteries
- ☐ Flashlights
- ☐ *Do not use candles*
- ☐ NOAA Weather Radio *Battery operated or hand cranked*
- ☐ Cash
Banks and ATMs may not be available after a storm
- ☐ Cell phone chargers
- ☐ Books, games, puzzles or other activities for children

Phone Numbers

- ☐ Maintain a list of important phone numbers including:
County emergency management office, evacuation sites, doctors, banks, schools, veterinarian, a number for out of town contacts, friends and family

Clothing

- ☐ Rain gear such as jackets, hats, umbrellas and rain boots
- ☐ Sturdy shoes or boots and work gloves

Special Needs Items

- ☐ Specialty items for infants, small children, the elderly, and family members with disabilities

- ☐ First Aid Manual
- ☐ Sterile adhesive bandages of different sizes
- ☐ Sterile gauze ads
- ☐ Hypoallergenic adhesive tape
- ☐ Triangular bandages
- ☐ Scissors
- ☐ Tweezers
- ☐ Sewing needle
- ☐ Moistened towelettes
- ☐ Antiseptic
- ☐ Disinfectant wipes
- ☐ Hand sanitizer
- ☐ Thermometer
- ☐ Tube of petroleum jelly
- ☐ Safety pins
- ☐ Soap
- ☐ Latex gloves
- ☐ Sunscreen
- ☐ Aspirin or other pain reliever
- ☐ Anti-diarrheal medicine
- ☐ Antacid
- ☐ Laxative
- ☐ Cotton balls
- ☐ Q-tips

Food and Water

- ☐ Food
Nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary items to last at least 7 days
- ☐ Water
1 gallon per person per day
- ☐ Non-electric can opener
- ☐ Paper plates
- ☐ Napkins
- ☐ Plastic Utensils

- ☐ Insurance cards
- ☐ Medical records
- ☐ Banking information
- ☐ Credit card numbers
- ☐ Copies of social security cards
- ☐ Copies of birth and/or marriage certificates
- ☐ Other personal documents
- ☐ Set of car, house, and office keys
- ☐ Service animal I.D., veterinary records, and proof of ownership
- ☐ Information about where you receive medication, the name of the drug, and dosage
- ☐ Copy of Will

**Items should be kept in a water proof container*

Vehicle

- ☐ Keep your motor vehicle tanks filled with gasoline

Pet Care Items

- ☐ Pet food and water to last at least 7 days
- ☐ Proper identification
- ☐ Medical records/microchip information
- ☐ A carrier or cage Muzzle
- ☐ and leash Water and
- ☐ food bowls Medications
- ☐ Supplies for your service animal

Find more disaster preparedness tips at
FloridaDisaster.org

March 2004

Palma 5

Pool Party

Saturday March 16 at
4:00PM

Everyone please come to share and enjoy a get together with friends and neighbors. Get to know new owners and renters. Celebrate the good times we had here at Palma 5. Say good bye to those leaving for the season.

Bring your own beverage & a dish to share. (No Glass containers)



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Water Aerobics 9:00 Stretch & Tone 9:00 Coffee & Donuts 8AM	2
3	4 Water Aerobics 9:00 Stretch & Tone 9:00	5 Water Aerobics 9:00 IT Workshop 1PM	6 Water Aerobics 9:00 Stretch & Tone 9:00	7 Water Aerobics 9:00 Annual Meeting 1 PM	8 Water Aerobics 9:00 Stretch & Tone 9:00	9
10	11 Water Aerobics 9:00 Stretch & Tone 9:00	12 Water Aerobics 9:00	13 Water Aerobics 9:00 Stretch & Tone 9:00	14 Water Aerobics 9:00 Texas Holdem 630/7:00	15 Water Aerobics 9:00 Stretch & Tone 9:00 Board Meeting 1:30	16 Pool Party 4:00
17	18 Water Aerobics 9:00 Stretch & Tone 9:00	19 Water Aerobics 9:00 IT workshop 1:00PM	20 Water Aerobics 9:00 Stretch & Tone 9:00	21 Water Aerobics 9:00	22 Water Aerobics 9:00 Stretch & Tone 9:00	23
24	25 Water Aerobics 9:00 Stretch & Tone 9:00	26 Water Aerobics 9:00	27 Water Aerobics 9:00 Stretch & Tone 9:00	28 Water Aerobics 9:00	29 Water Aerobics 9:00 Stretch & Tone 9:00	30

