

Palms Beach Park Condo Association

Meeting minutes: 12/7/2019

- Top Items to complete in 2020(Phil already texted Bob) Bob replied, shared his response later in day with FB group. See below for Bobs reply when asked what are the top items that need attention in 2020 – below in red are items we should address in Q1 2020
 - The buildings and walks are overdue for cleaning, painting (which should include sealing windows and doors).
 - The roof on buildings 1 & 2 should probably be inspected and maintained as needed
 - Kristen / whoever should schedule to get estimates from a few contractors? Again this could be done in Q1 2020?
- Doors to building 3 some are white contact the owner(s) to replace them to match all other doors (green). Also doors in building 2 that are damaged need to be replaced, probably at owner's expense – show us where in condo docs it's the property mgmt responsibility.
- Treasurer or someone from board needs to go to Ozarks bank with David to transfer the CD with a balance 35K to reserves.
- Termites: find a company that won't need every renter's signature as well as owner's signature. Haskell is current contractor for termite prevention.
- Budget for 2020 was approved
- Board members were selected: Kristen Pres, Chris G VP, Secretary Phil S, Treasurer (didn't get his name), director a position we created Ivonya
 - I think the board members have to send David an email so he has our emails.
- Lawn Service (look into possible new law service company) David is not happy as well as other questioned the expenses assoc with current lawn company. I have heard they have damaged the lights in courtyard several times.
- Below Bob B's text when asked items in which we should address in 2020.
 - Going forward I think we should have one contact person with Bob so hes not getting a million texts from a million different people. Could be our VP, we don't have a COO 😊

"Hello Phil, Glad to hear that you and Kristin are involved. Owner participation is long overdue. I hope there was good attendance at your meeting.

I'm not aware of any complaints involving electrical issues, and plumbing issues are dealt with as they occur,
I would think that overall building and grounds conditions might be a place to start.

The buildings and walks are overdue for cleaning, painting (which should include sealing windows and doors). No painting has been done since the renovation. Repaint in 5 to 6 years was recommended at that time.

The roof on buildings 1 & 2 should probably be inspected and maintained as needed. The aluminum paint seal over the original roof is at least 3 or 4 years old, and I'm not aware of any warranty on that application.

It would probably be good to review the original condo documents, rules, and regulations, and procedures to enforce them.

The Palms is a different place now than it was initially. It's primarily a complex filled with renters. While it's the individual owners responsibility to provide the information to the association and management, at some point in the past there was paperwork requiring contact information on all tenants, including vehicles & tags, pets, etc. I doubt at this if anyone involved even knows who all the owners are, or how to contact them if needed. This is probably more than you were asking for, but it's some of the items I feel are most important."