

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: Thursday, October 17, 2024, Time: 6:00 PM EST via Zoom

I. Call meeting to order.

1. Roll call and establish quorum.

The meeting was called to order by President Paul Novak at 6:02 pm. The quorum was established by the presence of Mr. Novak, Mrs. Jones, Mr. Davis, Mrs. Kemp, Ms. Taft and Mrs. Varunok

2. Approval meeting minutes 6/4/24, 7/31/24, 8/28/24.

Mr. Novak made a motion to approve all 3 minutes are presented. Mr. Davis seconded. All in favor, motion carried.

3. Treasurer Report

Mr. Davis took responsibility for calling owners into arrears.

The enforcement of late fees and collection efforts will resume after the new South State Bank is stable to avoid conflicts.

II. OLD Business

1. Approval invoice from R&J for unit 101 and 201

Mr. Davis made a motion to approve the payment for the invoices for units 101 and 201 in the amount of \$7887.98. Mrs. Taft seconded. All in favor, motion carried.

Mr. Davis made a motion to approve the invoice for unit 102 in the amount of \$2284.00. Mr. Novak seconded. All in favor, motion passed.

2. Attorney consultation

Mr. Novak said the attorney he consulted agreed that the association was corrected in paying for kitchen cabinets, etc., based on the association governing documents.

3. Owner's request

4. Insurance renewal completed

Bent Palm is now fully covered by insurance.

Mr. Novak is working with WKL Roofing to get a quote for the small roofs. WKL is still trying to get paid for the AC lines cut during the process of the new roof installation. There were AC condensers and soffit and blew away during Hurricane Milton.

5. Total Solar - heat pumps. This item was tabled until Bent Palm is ready to start the Pump Room project.

6. Blue Water estimate. This item was tabled until Bent Palm is ready to start the Pump Room project.

7. Giles estimate. This item was tabled until Bent Palm is ready to start the Pump Room project.

8. Bids for R&J and GC for pump room.

R&J clarified that if Bent Palm decides to only repair the pump room, their quote will be around \$10,000. Mrs. Kemp made a motion to accept this verbal proposal. Mr. Davis seconded the motion. All in favor, motion passed.

III. NEW Business

1. Draft of reserve studies received.

Mr. Davis, Mr. Novak, Mrs. Grzeskiewicz, and Ms. Albanese will be working on it to present to the board for discussion and decision at a meeting.

2. Transition out of Paradise: operational procedures and costs.

1. Office hours and responsibility
2. New lockbox and costs
3. Check orders
4. Cellular phone
5. Adriana's email address.

Ms. Albanese is advising all to adopt her new email address:

Adriana.ahinc@gmail.com.

All the new procedures will be presented to the board to make appropriate decisions.

3. Website

The board will be discussing the best approach for the website.

4. Beneficial Ownership Information. Due December 31, 2024

Ms. Albanese advised the board of the new law requirement and the fact that the Community Association Institute has filed a lawsuit to exclude community association boards from the new procedure.

5. Draft of Reserve Studies – board discussion. Not ready for voting.

Mr. Novak suggested starting a line for the Pump Room at the Reserve Study. There will be no heat pumps at this time. They might however be moved.

6. Budget meeting date (14 days' notice). A date will be set up soon.

7. Accounts Receivables. Discussed in the Treasurers Report.

8. T11 4th floor sliding glass

Mr. Novak is looking into it.

9. Owners are requesting a wind mitigation report for insurance purposes.

This will be addressed when the small roofs are completed.

IV. Owner Open Forum

1. Hurricane Damages: many solar panels were damaged or blown away, AC condensers, soffit, siding, roof shingles, water penetration in units and pump room. Mrs. Varunok is compiling a list of damages to the units and property.
2. The association Thanks Gail and Dave Kemp for the tremendous work they put forth on behalf of the association.
3. Unit 405. Bridget brought up that her roof while small is part of the association roof and needs to be replaced. There have been signs that mice penetrate through it.
4. The pool is closed after the hurricane. The damage is being assessed.

V. Adjournment

Mr. Novak made a motion to adjourn the meeting at 7:36 pm. Mrs. Taft seconded.