

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: Tuesday, November 19, 2024, Time: 6:00 PM EST via Zoom

MINUTES FOR BOARD MEETING

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. Grzeszkiewicz, Mrs. Jones, Mr. Davis, Mrs. Varunok, Mrs. Kemp and Mrs. Taft.

2. Approve meeting minutes 11/6/2024

Mr. Novak made a motion to approve the minutes from November 6th with the correction of the mailout the Notice for Budget Meeting. Mrs. Varunok seconded. All in favor, motion carried.

Ms. Albanese to email all owners with the password for the protected portion of the website.

II. Business

1. Pool heaters project

Mr. Novak made a motion to approve the estimate of AireServ for installing new pool heaters in a different location; and the costs of an electrician and landscaper (for irrigation safety), not to exceed \$17,500. The expenses are to be paid from the reserve fund. Mrs. Grzeszkiewicz seconded. All in favor, motion carried.

2. Elevator

Mr. Novak made a motion to approve the estimate expense of \$5230 from Elevator Control Services, to bring the elevator to compliance. Mrs. Varunok seconded. All in favor, motion carried.

3. Exit signs

Mr. Novak made a motion to approve the expense of \$3500 plus labor to reinstall the 17 exit signs that disappeared during hurricane Milton. Mrs. Grzeszkiewicz seconded the motion. All in favor, motion passed.

4. Hallway lights

Mrs. Grzeszkiewicz made a motion to approve the purchase of light fixtures in the amount of \$2500. Mrs. Kemp seconded. All in favor, motion carried.

5. Approval of relationship with outside counsel

Mr. Novak made a motion to approve the firm Smith, Bigman and Brock as legal counsel for The Bent Palm Club. Mr. Davis seconded the motion. All in favor, motion carried.

III. Open Forum

- The estimate from WKL should be forthcoming by Friday.
- The mansard roof must be fixed. There are some shingles available for replacement.

IV. Adjournment

Mr. Novak made a motion to adjourn the meeting at 6:49 pm. Mrs. Grzeszkiewicz seconded.