

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: via Zoom, April 16, 2025, at 6 pm.

NOTICE OF BOARD MEETING

I. Administrative

1. Roll call and establish quorum.
The meeting was called to order by President Paul Novak at 6:03 pm. The quorum was established by the presence of the whole board.
2. Approve meeting minutes 2/26/25
Mr. Novak made a motion to approve of the minutes as presented. Mrs. Grzeszkiewicz seconded the motion. All in favor, motion carried.
3. Treasurer report
Mr. Novak wants to use the same attorney for all the association's needs. Mr. Novak wants to review all accounts before sent them to the association's attorney.

II. Old Business

- Plumbing reserves
Mr. Novak is consulting the association's attorney about which items belong to this calculation.
- ECS work status
We are still waiting for a date for the elevator upgrade.
- Pinnacle work status
The work is completed.
- Pool pump status
As of today, the pool vendor opened the pool for usage.

III. New Business

- Yellowstone landscape proposal.
Mrs. Varunok made a motion to accept Yellowstone bid for sod replacement. Mrs. Kemp seconded the motion. All in favor, motion carried.
Both items are to be paid for by the operating fund.
- Palm trees trimming
There are 2 proposals: 1. Palm trees trimming: the cost is \$50 per tree. We have 33 trees. Total is \$1650. Mr. Davis said we have money in the budget for it. Mr. Davis made a motion to approve the Yellowstone bid. Mrs. Varunok seconded the motion, all in favor, motion carried
- Office Manager hours
The board will need to analyze the budget to see if there are funds to extent the Office Manager hours.
- Roof hatches
There are more bids coming.

IV. Open forum

- Fourth floor siding and sliders: Mr. Novak will address again the replacement of the sliders with the respective owners before the project can start. This project was approved a while ago.
- Turtle Lights: Mr. Novak is going to work with Jean on the light fixtures. Mrs. Grzeszkiewicz will email all owners with instructions for their guests.
- Mansard Roof: the shingles will "flatten out" with the upcoming heat season.
- Beach stairs: R&J will start the project on April 28th.

- Towing: the Board agreed to renew a contract for free to tow misplaced vehicles.
- Orkin bill for unit 201: Mr. Novak will investigate the bill to determine whose responsibility it is.
- Association website: Ms. Albanese noted the website is ready.
- Insurance agent: The board is open to have another Agent submit a bid.
- AireServ and Giles bills: both bills were approved to pay from the Operating fund.

V. Adjournment

Mr. Novak made a motion to adjourn the meeting at 7:27 pm. Mrs. Grzeszkiewicz seconded the motion.