

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: Wednesday, February 5, 2025, 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 6:05 pm. The quorum was achieved by the presence of the whole board.

2. Approve meeting minutes 12/6/2024

Mr. Novak made a motion to approve the minutes from December 6, 2024, as presented. Mrs. Grzeszkiewicz seconded the motion. All in favor, motion carried. At the next meeting the minutes from the Budget meeting must be approved.

II. Business

1. Approval of obtaining credit card for the association, procedures and limits

It was decided that Ms. Albanese and Ms. Jones will each have a credit card. The initial bank credit limit is \$2500 on each. It can be modified later.

Marlo will be purchasing the air conditioner for the elevator room and should be reimbursed immediately.

The office is urgently needed to purchase office supplies.

2. Pinnacle roofing shingles repair

Pinnacle roofing finished the shingles repair today.

3. Seawall and steps

Mr. Novak made a motion to approve the R&J estimate for the Seawall not to exceed \$10,000. Mrs. Varunok seconded the motion. All in favor, motion carried.

4. Unit 404 termites

Mr. Novak made a motion to approve the proposal from Heron Pest Control for termites' treatment of all the outside units for \$5595. Mrs. Varunok seconded the motion. All in favor, motion carried.

5. CRA contract for work with rotten wood and soffit

Mr. Novak made a motion to approve the drawings for the replacement of rotten wood and soffit for unit 404. Mrs. Varunok seconded. All in favor, motion passed.

6. Update on elevator compliance, pool repairs and completion, and attorney information.

Mrs. Varunok made a motion to approve the contract with ECS to bring the elevator up to code. The cost of the work is \$15325.00, and it must be done by August 2025. Ms. Jones seconded the motion. All in favor, motion carried.

7. Plumbing expenses at unit 104, 207, and 208. Greg & Jeannette Davis

Mr. Novak made a motion to approve paying Mangano \$4095.36 for the work done on the leak between units 207, 208 and 104. Mrs. Varunok seconded the motion. All in favor, motion carried.

8. Plumbing at unit 203

Mrs. Varunok made a motion to approve reimbursement to Mrs. Grzeszkiewicz for Mangano work done at unit 203. Ms. Jones seconded the motion. All in favor, motion carried.

III. Open forum

- Pool repairs – the ladder steps still need to be finished.
- Association attorney – there was no retainer charged by them.
- Unit 111 spoke about disagreeing with the association statement about his mother's arrears.
- Summary of disbursements approved:
 1. Seawall \$10000 from reserves
 2. CRA \$2500 from operating
 3. Termite \$5995 from reserves
 4. Elevator \$15325 from reserves
 5. Mangano unit 203 \$1950 from reserves
 6. Mangano unit 104-207 & 208 \$4095.36 from reserves.

IV. Adjournment

Mr. Novak made a motion to adjourn the meeting at 7:10 pm. Ms. Jones seconded.