

**BENT PALM CLUB CONDOMINIUM ASSOCIATION**  
**MINUTES OF BUDGET BOARD MEETING**  
**Wednesday, December 11, 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 6:03 pm. The quorum was established by the presence of the whole board.

**2. Approve meeting minutes 12/06/2024**

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.

**II. Budget**

**1. Paint quote**

Mrs. Kemp made a motion to approve a quote from R&J Coatings to paint all 5 buildings in 2025, resulting in a Special Assessment to every owner of \$6,775. Mrs. Varunok seconded the motion. Mr. Novak, Mr. Davis, Mrs. Taft, Mrs. Varunok, Mrs. Jones, and Mrs. Kemp voted in favor. Mrs. Grzeszkiewicz voted against. The motion passed.

**2. Mr. Davis made a motion to accept payment for the above Special Assessment in 12 months increments. The money already allocated to painting will be used for concrete restoration. Mrs. Jones seconded the motion. All in favor, motion carried.**

**3. Mr. Davis made a motion to approve a collection procedure for Accounts Receivable: Ms. Albanese to be sending a letter to all owners conveying that The Bent Palm will start collecting procedures according with the association documents and Florida Statute 718 as of January 1, 2025. Mr. Novak seconded the motion. All in favor, motion carried.**

**4. Review and approval of Reserve Studies for SIRS and TRS**

**5. Review and approval of 2025 Budget**

Mr. Novak made a motion to approve the budget resulting in an expense of \$519.79 for operating expenses and \$414.58 for reserves. The owner's assessment will be \$935 per unit, per month starting January 1, 2025. The Special Assessment is in addition to this amount. Mr. Davis seconded the motion. Mr. Novak, Mr. Davis, Mrs. Taft, Mrs. Varunok, Mrs. Jones, and Mrs. Kemp voted in favor. Mrs. Grzeszkiewicz voted against. The motion passed

**The total payment for each unit (monthly \$935 and special assessment \$565 combined) is \$1500.00.**

**III. Open Forum**

1. Mr. Novak made a motion to approve an overage of \$6,000 for R&J Coatings related to the pump room concrete repair. Mrs. Jones seconded the motion. All in favor, motion carried.
2. Mr. Novak made a motion to approve payment and reimbursement of invoices made by unit 101 for pipe repairs. The total amount is \$10,590.74 to be paid from the plumbing reserves. Mr. Davis seconded the motion. All in favor, motion carried.

**IV. Adjournment**

Mr. Novak made a motion to adjourn the meeting at 8:10 pm. Mr. Davis seconded. All in favor, motion carried.