

**MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION**  
**Date: Thursday, February 26, 2025, Time: 6:00 PM EST via Zoom**  
**MINUTES FOR BOARD MEETING**

1. Roll call and establish quorum.  
The meeting was called to order at 6:35 pm by Joyce Jones. The whole board was present.
2. Approve meeting minutes 12/11/2024 (budget meeting)  
Mrs. Grzeszkiewicz made a motion to approve the minutes for the Budget Meeting as presented. Mrs. Varunok seconded the motion. All in favor, motion carried.
3. Approve the meeting minutes for 2/5/25  
Ms. Jones made a motion to approve the minutes for February 5, 2025, as presented. Mrs. Varunok seconded the motion. All in favor, motion carried.

**II. Organizational Meeting:**

1. Mrs. Grzeszkiewicz made a motion to nominate Mr. Novak, Mr. Davis and Mrs. Taft, for the opening positions on the board. Mrs. Varunok seconded the motion. All in favor, motion carried.
2. Mr. Novak, Mr. Davis and Mrs. Taft, accepted the respective nominations.
3. Positions:  
President: Paul Novak  
Vice President: Joyce Jones  
Treasurer: Greg Davis  
Secretary: Laura Grzeszkiewicz  
Directors: Gail Kemp, Cathy Varunok, and Marge Taft.

**III. Open forum**

1. Unit 405: presented 2 bills for reimbursement for a leak behind the walls in her kitchen. One for the plumbing and another for the Leak Detection. The board requested the plumbing bid to be separated between owners and association's responsibility. The issue was tabled for the next meeting.
2. Unit 405 presence of rats: Mrs. Grzeszkiewicz made a motion to accept the proposal of Heron for \$4374.00 for treatment of 100% exclusion with one year warranty and weekly inspections. Mrs. Varunok seconded the motion. All in favor, motion carried.
3. Unit 104 additional bills for leak repair. Mr. Davis presented a bill from AireServe for \$2214.74 and a bill from Full House Custom for \$3325.00. There was also a bill for replacement of the toilet at unit 207 for \$327.60. The bill for the toilet replacement was deemed the owner's responsibility. Mr. Novak made a motion to approve the bills from AireServe and Full House Custom for a total of \$5539.74 to be paid to the respective vendors. Mrs. Grzeszkiewicz seconded the motion. All but Greg (abstained from voting) was in favor, motion carried. Bills to be paid from reserves.
4. Plumbing Reserves. Mr. Novak requested that Ms. Albanese to present the board with the specific language used in the motion to approve the Special Assessment for Blue Works in 2023.
5. Unit 101 Electric Failure. Ms. Jones's unit completely lost power and the vendor couldn't fix it due to a failure in the conduit between of the condenser and the ac handler. The total of the expense was \$5700.00 whereas \$1200 is to be

reimbursed to Ms. Jones and the rest paid to the vendor. Mr. Novak made a motion to approve the bill with the understanding that now that the electrical conduit will serve only unit 101, all the maintenance will be the responsibility of unit 101. Mr. Davis seconded the motion. All in favor, motion carried. Expense to be paid from reserves.

Ms. Jones to forward the permit to Ms. Albanese for association records.

6. Unit 203 drywall repair. Mrs. Grzeszkiewicz is to be reimbursed for \$225.00. Ms. Jones made a motion to approve the reimbursement. Mrs. Varunok seconded the motion. All in favor, motion carried.

#### **IV. Adjournment**

Mr. Novak made a motion to adjourn the meeting at 7:17 pm. Mrs. Grzeszkiewicz seconded the motion.