

PALM ISLE

MONTHLY BOARD OF DIRECTORS MEETING

JANUARY 21, 2016

PRESENT

Andy Hanken, Pres.; Sharon Rose, VP; Gregory Castro, Treas.; Mary Joannidis, Sec.; James Cowden, Dir.; Stephen Rabasco, Dir.; and Daniel Baker, Dir.; Leigh Hoffman, Alliance Property Systems, LLC.

UNIT OWNERS PRESENT:

Kirsten Wood, B17; Jim Reidy, C14 & C11; Alan Sutherland, C6; Gail Marrandino, F10; David L. Merrifield, D2; Valerie F2;

Andy opened meeting at 6:20pm and made motion to accept the minutes. Jim made the motion and Sharon seconded. All in favor, no opposition.

FINANCIALS:

- 1. 220K in operating account.; 10K in roof reserves*
- 2. Gregory suggested that we transfer \$60K from operating account into roof reserve account. Asked for a motion. Jim made the motion and Mary seconded and all voted in favor. Alliance will handle the transfer.*
- 3. Gregory spoke with Martha at Center State Bank and she stated that our accounts are only covered up to \$250K so to get around it we can open separate accounts to maintain coverage*
- 4. Stu from Alliance did send Scott (auditor) the 2015 financials for review for yearly audit*

LEGALS:

- 1. Two accounts are still lingering with Kaye & Bender, A-8 and E-4*
- 2. Steve Valency (lawyer) did prepare report and stated that pages 13 through pages 25 have all been settled and are now closed accounts. First 12 pages of the report listed all accounts in the works and once settled the list will be purged*

UNIT OWNERS:

- 1. Alan Sutherland stated that he got a letter from Alliance concerning missing payments. Basically stated that management company was very disrespectful concerning his issue especially since it was an Alliance error.*
- 2. Alan also stated that areas around dumpsters and recycle bins need to be cleaned. Jim will talk with Marlin Maintenance to ensure this is taken care of*
- 3. Valerie stated that wood has been thrown into recycle bins this morning. Jim stated that he will post signs to address this issue*
- 4. Valerie asked for additional stop signs around the property and Steve will handle this*
- 5. Kirsten addressed speed bumps at entrance: too many, causing flats, and many unhappy residents. Andy stated that Board agrees that speed bumps will remain in place and none will be removed*
- 6. Kirsten stated that rain off from B/C building is causing mold under the stairways. Sharon will look into this .. Board advised that we are waiting for final inspection on the roofs to cover our 20 year warranty and we cannot manhandle the roofs at this point*
- 7. Gale asked about website and newsletter to be emailed to all residents. Daniel & Greg will work together to check on existing website*
- 8. Kirsten stated that the glass over a fire extinguisher is broken. Andy advised that inspector will be here in February and will handle this matter*

OLD BUSINESS:

Andy asked what is happening with FHA & VA approval. We cannot get approval if we have too many rentals. He will check with Valency and will also review list to determine which owners live off property and actually rent their units or simply keep for personal use. Jason will also check with Valency to determine legal rental caps for our property

- 1. Electrician determined that front property lights need new conduits and new wiring. Three tier lights will be replaced and remaining two will be used throughout courtyard*
- 2. Andy and Jim met with Marlin Maintenance. Randall will be back on Monday*
- 3. Jim spoke with Tom Long concerning taxes on front parking. Tom stated that he is not getting any cooperation at this point. We need to amend the docs so that front lot will be included as a residential property – common property- Jason will follow up*
- 4. Mid property drains were camarad by Pablo..still too much water to determine what can be done. He will come back once we go through a dry spell to get a better read*
- 5. Andy will get with Watertite to ask for bids to reposition roof gutters to get better runoff*
- 6. Kirsten asked about the bed bug issue. Andy stated that this concerned units J3, J4, & J5 and stated that they have been eradicated. Sharon gave a small talk concerning bed bugs .. she is an expert!*

NEW BUSINESS:

- 1. J5 has garbage bags on patio. Mary will give them a friendly letter from the Board*
- 2. Extra recycle bins are needed for :A: building. Mary will order additional bins for all property. Sharon will put up signs concerning cardboard boxes and their recycling*
- 3. Alan asked who is responsible for signage on bins and who is responsible for cleaning them. Mary will follow up with City of Oakland Park*
- 4. Gregory asked for warranty papers for tennis courts. May will look in office files*
- 5. Sharon & Gregory need pin numbers. Gregory will handle*
- 6. Jim will buy a flash drive to download info off surveillance cameras*
- 7. Gregory stated that we need workers compensation insurance to cover all board members if we are doing work on the property. It is \$800 a year and Gregory will take care of speaking with insurance company to implement this additional coverage. He made a motion for a vote. Mary seconded; all in favor; Steven opposed. It is stated on page 21 of our docs that we need to have this coverage.*
- 8. Kirsten stated that she felt that management company is not effective and not doing their job. They should be familiar with our documents and should be on the property at least once a week to do a weekly walk around. Andy stated that the Board is really hands on and we involve management when absolutely necessary*
- 9. Gregory stated that we need all vendors to provide insurance and permit papers*
- 10. Fining Committee still exists and still has three members. Statute states up to \$100/day for fining but our docs state up to \$50/day and the cap is \$1,000*
- 11. Sharon will look into folding tables and/or rods for the laundry rooms to aid residents*

Andy asked if there was anything else and meeting was adjourned at 9:10pm