

BOARD OF DIRECTORS MEETING
PALM-AIRE CONDOMINIUM ASSOCIATION" C", Inc.
FAIRWAY POINT

Friday, October 5, 2018

NORTH POOL – 6941 West Country Club Drive N.
Sarasota, Florida 34243

Directors present: Jack Mansbach, Frank Wester, Ellie LeBlanc , Diane Lieberwitz

Also present were: Art Smith, Bob Wiebusch, Mike Ruby

The meeting was called to order at 11am.

Jack explained that this is a Pre-Meeting to Thursday's Oct. 11, 2018 Meeting which is the first of the season. A 'Hello' Meeting to let everyone know what's going on around here.

Meeting Agenda for Thursday, Oct. 11, 2018 :

- a. Request Minutes from last meeting to be waived and accepted
- b. Treasures Report by Todd by cell phone, or Jack.
- c. First order of Business:

Jack to let owners know they may have received a copy of the budget and their reserved fund situation, and a proxy letter, that they don't have to do anything with it until sometime during the month. They can either mail the proxy back or bring it to the next meeting in Nov.

Jack to announce that the budget has not really changed at all, but will be tweaked, with a couple of the phases being charged a bit less than they were this year, and two of the phases being charged slightly more because of inequity of the way the funds were laid out for landscaping and grounds. Otherwise the budget is relatively the same.

Each of us were sent a copy of the budget and the reserve fund statement and a copy of the form of the proxy letter.

Landscaping:

Ellie: - Planting done for the year. Trees Trimmed. Contracts for New Year with Raul, True Green need to be signed.

Jack : - add funds for mulching every tree on property

Discussion about an owner's constructing a retention wall around her property. PCM to send the owner a letter to say the project was not approved. The required procedure was not followed. The Board requests removal of the retaining wall, or be subject to fines. There is a process that owners must follow for any landscaping that starts with a request in writing to Frank, Elli or Art.

Bob W. – Fining procedure by State will be sent to us.

Ellie: - discussion of an owner's request for a shade tree in front yard. The board doesn't see the need for it. Any size tree will take years to grow as a Shade Tree and there's no space to put it in the front on this particular property....

Jack to Ellie:- After board discussion, the owner's request has been denied.

Pools

Frank: - North finished

South Pool had to redo level of the pool

Surface needs major repair

Power washing and repainting quote \$2,250+, 5 day process with 5 year warranty.

or \$15,000 to \$20,000 to have diamond polished down and surface re-cemented. \$100 a door.

Jack: - Suggests to pay the \$2,250 and have it done.

Jack: - Research electronic Lock for gates to pools.

Buildings:

An owner has several leaks. Bob checked house, stains and moldy spots, on ceilings. Checked the plumbing, and water usage has gone down.

6891 – PCM to send letter to clean up courtyard and front of home.

Art : - 9B – New sconces for early part of next year.

Jack: - Personal Security Cameras: - 'Ring' is the preferred Company . Owners cannot put up their own security cameras. Issue of uniformity.

Signs:

Long discussion about signs and design.

It was agreed Palm off design, and 'cul de sac' on.

Discussed height of signs.

Mike: \$250 installation – all 6 signs, \$928 for materials including posts. 50% down. Bill to be sent to Bob/PCM

Discussed entry and exit signs to Fairway Point. 'Golf Side' signs. Bob W. may be able to find out where they came from.

Layout and designs need approval.

Jack to Art – Posted Sept newsletter – on website-. Resend, to everyone.

Jack requested Reprint 'Message from President' to hand out to everyone at October meeting and also the November meeting. It is possible that we could have 3 empty seats on the board and possibly 4. Ellie wants to resign her seat, and Jack would only stay on board if it remained relatively the same as it is now. Frank can make his decision. We don't have anyone stepping up. The board is aging and it's time for young people to take over.

Renters:

Frank: - suggested raising fee for renters. \$100 per person (not families), due to abuse, and having to clean up after them.

Bob W.: Most assoc. charge \$100 app. fee, one he knows of charges per person, but if same people come back to same place the following year they are not charged assoc. fee.

Jack: - Something we should look into, but not hearing or seeing a regular string of problems relating to this. We have 142 doors and this kind of issue has come up once maybe twice, and prior to that he doesn't remember anything. By charging an extra few \$ per applicant I can't believe it will alleviate the problem.

Meeting was adjourned.