

APPROVED  
BOARD OF DIRECTORS MEETING  
PALM AIRE CONDOMINIUM ASSOCIATION 'C', INC.  
FAIRWAY POINT

THURSDAY, SEPTEMBER 12<sup>TH</sup>, 2019, AT 7PM

GOLF SIDE – RECREATION COMMUNITY CENTER  
WEST SIDE OF POOL  
7406 W. COUNTRY CLUB DRIVE N.

The Meeting was called to order 7:10pm

**Quorum Established:** Directors present: Martha Music, Diane Lieberwitz, Claude Johnson by phone.

Also present: Robert Wiebusch, Progressive Community Management

**Proper Posting of Meeting Notice/Agenda:** Posted at both pools 9/7/19.

**Minutes Waived** from April 25<sup>th</sup>, 2019 Meeting.

**Owners Comments:**

Owner: Car parked at 6939 is blocking garbage pickup.

Robert Wiebusch: Will be talking to owner of car today. Possibly could be new owner in the building.

Martha Music: Larry was told to put notice on the car.

Owner: What happened to the funds for mulch, beautification and driveway sealants that were approved?

Robert Wiebusch: Getting bids on sealant for driveways, no decisions have been made.

Martha Music: \$4,000 for Mulch was designated for palm trees and there was a consensus by Board members that it was not necessary.

Robert Wiebusch: Undecided as what to where the \$4,000 funds will be designated at this time.

Owner: Have we approached a management company in the event we do not have enough Board Members next year for a Quorum, and have to hire an independent Board?

Robert Wiebusch: The procedure is that in the event we do not have a quorum, an Attorney would appoint or hire an independent Board that could cost approx \$25,000 more per year added to our budget.

Owner: Would the appointed Board have any responsibility if anything was not done properly.

Robert Wiebusch: No, they are just an agent that would replace the Board.

Owner: Seven months ago, it was said that the driveways were going to be sealed. It's been almost two years, and they still have not been sealed.

Robert Wiebusch: We are getting bids for the seal coating

Owner: Can we get an assessment of when it will be done.

Martha Music: I'm not going to commit to a time tonight.

Owner: Before we commit to sealing, is the repair going to be done to asphalt driveway's that are already deteriorating

Owner: Some of the complaints were about the driveways that were graded towards the garage doors instead of away and has caused water pooling problems.

Owner: Clarify what the Assessment Due means in the newsletter?

Claude Johnson: Accounts Receivable - Maintenance fees due July 31<sup>st</sup>.

Owner: Were back assessments paid on 7082 when the property was sold.

Robert Wiebusch: Everything was paid up on 7082

Owner: Has collection been done by the banks for 7074 which is the property that the Assoc. owns title to.

Robert Wiebusch: On Sept. 10<sup>th</sup> they were supposed to have the foreclosure sale, but it was cancelled because of the hurricane. The lender is looking for another date for sale. Then they have 10 days to get the deed and then the lender will evict tenants that are in there. They are aware of everything that is going on. There are no arrears. The assoc. will lose rent of about \$14,000 a year.

Owner: Before the budget gets too far along, is there any thought to looking at allocations and how they are divided out to phases. Example: There's an allocation to 9B of 60% of the palm tree budget. Should this be allocated to all 6 phases equally as the Fairway Point community enjoys the palms.

Robert Wiebusch: In the past years, wherever the tree is growing is where it is allocated.

Martha Music: To answer your question, Yes, we have started discussions on that. This is my first year in the budget process, and I have asked a couple of those particular questions, but don't have the answers yet.

Owner: How are companies chosen for contract work for the Association?

Martha Music: Some are chosen because our neighbors use them, others are based on recommendations from people in the community.

**Landscaping:** Tom Bukata, Chair of Landscape Committee

Terry's Tree Service was selected to maintain the Oaks on the east side of WCCD. This service was completed in June.

Terry's Tree Service also provided a bid for the west side of WCCD to be considered for budgeting in 2020/21.

Terry's Tree Service also treated several palms that were affected virus that had affected some of our palms that were dyeing and sick.

### **Tom Bukata: Raul's Service**

Several issues were discussed with GULS Landscaping concerning the maintenance of the property. Action will be taken to correct.

Martha Music: It's noted that Tom talked to Raul. PCM (Bob Wiebusch) and I will talk to them from the Boards perspective. If we have to go out for bid with another company we will, but we have to give Raul an opportunity to correct the problems.

End of owner's comments

### **8pm Directors Meeting Called to Order/**

Diane Lieberwitz seconds it.

### **Treasurer's report: - bypass**

**Budget:** - 1<sup>st</sup> draft Discussion re: allocation of funds and early stages of budget, and reserves.

Martha Music: Frank Wester volunteered to work on the budget, and will be notified once I get the second draft.

It was agreed that a Board meeting will be called on Oct. 9<sup>th</sup> to approve budget. This budget will be mailed to the owners on Oct. 10<sup>th</sup> by PCM, along with proxies that need to be returned by owners before the November 21<sup>ST</sup> Special Owner's Meeting.

### **Landscaping:**

Martha Music:

1. Larry to talk to Raul about re-staking the two new trees.
2. Larry to get a company to give us an estimate to re-grade the area between properties on cul de sac 1 (6934/36)

### **Board/Committee Openings:**

New owner, Julian Molina-Goni, expressed interest.

**PACC representation:**

Martha Music: We pay for a membership. Art used to represent us. We should take every advantage of that organization. Strength in numbers.

**Hearing Committee:**

Martha Music: Has aggressively started to send out letters to owners who are not adhering to condo assoc. rules. We need a 3 person committee to be able to carry out any fines. They cannot be Board Members.

**Driveway Sealants:**

Robert Wiebusch: Greg Anderson is giving me a bid.

Claude Johnson: Asphalt Co. bid was \$4,280. We have \$3,500 in the budget, \$2,000 for 9B, and \$1,500 for 9A.

**Palm Trimming:**

Palms will start being trimmed next week. Out on a Limb Tree Service, same service as last year. Owners have been notified

**Signage:**

Robert Wiebusch: Nothing definite at the moment. Three bids so far of 4200 to 4900 (2,000 a sign).

**Meeting Adjourned 8:20pm**