

BOARD OF DIRECTORS MEETING
PALM AIRE CONDOMINIUM ASSOCIATION 'C', INC
FAIRWAY POINT
Thursday, March 7th, 2019 at 6pm
Golf Side - Recreation Community Center
West Side of Pool
7406 W. Country Club Drive N.

The meeting was called to order 6pm

Quorum Established: Directors present: Martha Music, Claude Johnson, Diane Lieberwitz

Also present: Bob Wiebusch

Proper posting of Meeting Notice/Agenda: Posted at both pools Tuesday Feb. 26th, 2019

Approve Minutes of last meeting: No minutes were approved at this meeting.

Owners Comments: None

New Business:

Discussion of open seats on the Board: There is open a 1 year (one year term) and one 2 (two year term) open on the Board (respectively held by Ellie Le Blanc and Jack Mansbach). Martha Music puts forth nomination of Frank Wester to replace open seat on the Board for 1 year. Todd Johnson: seconds, all in favor. Frank Wester accepts 1 year term.

The open position for two (2) year term is still open.

Committees:

Owners email addresses:

The latest newsletter's last page is a request for information from owners.

Buildings:

Roofs: The procedure has been that Larry would inspect the leaks and report to Art Smith (Building committee chair) who would call Shewski the roofer.

Martha Music proposed that going forward for major issues Larry bring issues to her and she will present to the Board. After findings reviewed by the Board – approval would be given to PCM and/or Larry Hayden (maintenance) to contact our Association roofer – Shewski, for remediation.

For minor issues Frank Wester Proposed that Larry can initiate the call to Shewski for the general roof problems

Martha Music: Motion that if a roof leak is called in and Larry goes out and researchers, to let him call Shewski.

Diane Lieberwitz: seconds the motion.

Other General Buildings:

Larry requested keys for all 142 building which is Florida Law required for emergencies. He also wants phone numbers so he can call the owners and inform them of a problem.

Summary & Newsletter announcement: Martha Music to include in next newsletter that if we can't get in a unit, and we don't have a phone number, email, or key. The owner is responsible for any damage.

Landscaping:

Martha Music: Tom Bukata volunteered to be on the Landscaping Committee. Emma Carvin volunteered as well. Frank will head up Landscaping Committee on the Board.

Tom Bukata's email address - Tombuke3@comcast. net

Social Committee:

Martha Music: Proposed two social events for the year in the newsletter. One when the snowbirds are going to head back and one when they are coming back to their property. One at the North end pool, and one at the South end pool.

Commercial Vehicles Discussion:

Martha Music: Recently an owner that has a commercial vehicle that parks on the property approach me and asked if the Board could compromise and allow this vehicle to be parked. These discussions were based on 4 conditions as this owner presented:

- 1) Wednesday night only from not before 5:30PM and leave by 7AM Thursday morning
- 2) No overnight weekend days
- 3) Temporary until May 31, 2019
- 4) The commercial magnetic signs must be removed when parked on the premises

The board, based on the 4 conditions, approved the parking and the owner was notified. This owner did not agree and presented new terms which the Board did not agree to. Therefore, a decision was made that the Association will be enforcing the rules and regs for commercial vehicles. To remediate the issue the Board agreed to the following:

- PCM would contact the “owner” of the vehicle and informing them of the rules and regs of the Assoc., with emphasis on the penalties that could be imposed.

Discussion was held about how to handle these situations going forward: PCM recommended the following going forward which the Board is considering:

- Establish a Fining Committee, at least with 3 people not associated with the Board. When a person is invited to a meeting to discuss the problem, the Fining Committee only job is to say ‘yes or no’. It’s a fairly simple process. That is the best enforcement. The alternative is that you can go to our attorney to go to court and sue him. We have a lot of power up to this point and then we lose the power.

Summary: Bob (PCM) will contact the owner of the commercial vehicle along with another owner of “trailer” and given them 5 days to correct the situation.

Association Credit Card:

Martha: Larry approached me for a credit card.

Question: Can the assoc. get him a credit card line through BB&T without having an officer of the assoc. having to sign or back that up for that card. PCM (Bob Wiebush) will follow up with the bank.

Paving:

There’s money in the budget for 9A and 9B for sealing the driveways that were paved. There’s \$3,500 total in the budget. The whole price given was \$4,280. PCM said that they will secure a 2nd estimate.

Gutters:

Martha Music: Clean Wrecks are scheduled to come onto the property April 11-13 to clean gutters . We don’t have to notify owners.

Mulching :

Martha Music: We should drop it now and let landscaping committee make their recommendations

Martha Music: Let’s not do anything motion approved.

Street Lights:

Martha Music: Lights On during the afternoon?

Owner, Frank Wester indicated that sometimes a gecko lizard sit on the timer. Larry built a little cage to keep it off. We can get him to build another one. I don’t know if it will solve it or not. This is not a high priority for the Board.

South Pool:

Martha: owners have contacted me that a strange looking man has been getting in the pool with all his clothes on, then getting out of the pool and stripping down to his underwear and taking a shower. Larry said the bathroom was a mess as well.

Proposed: The Board asked Larry to research if locks could be put on the three doors at each pool, that's 6 gate doors, that are keyed to the same as the bathroom door. Once we get that proposal, the Board to move ahead.

In the meantime, the Board asked to be diligent and if they see him to get the make model and license plate, and I'll call the sheriff. This was in daylight with people at the pool.

Dedication to Art Smith

Owner asked to bring it up to the Board. When we get the social committee together to plan the 25th event should we make this an item to discuss.

Accounts Receivable:

Todd Johnson: Balance of \$19,495 of which \$12,867 dollars due to the bankruptcy, and actual day to day business is \$6,625 which is a nice lower average then we've had in a long time.

A friendly reminder went out to people who haven't paid special assessments.

Meeting Adjourned: 7:45 (1 hour and 45 minutes)