

PALMETTO VILLAS CONDOMINIUM ASSOCIATION, INC.

Board Meeting: July 13, 2021

Conference Call

6:00 PM

**Board Members Present:** Cynthia Cox, Ken Solomon & Elizabeth McCoy

**Board Members Absent:** Susan Burnett and Lydia Cane

**Unit Owners Present:** Marcos Raijer, Ingrid Kuypers, Alan Lowe & Maria Garcell

**Management Representative Present:** Samantha Jackson, LCAM

**Call to Order:** Cynthia Cox called the meeting to order at 6:05 p.m.

**Consideration of Prior Minutes**

With a MOTION by Ken Solomon and a 2<sup>nd</sup> by Elizabeth Lowe-McCoy, the minutes of 4-1-2021 were approved as submitted. Motion carried unanimously.

**New Business**

**Building Painting**

Management presented to the Board 2 bids to paint the buildings from DSC Contracting which totals \$59,673.28 and the other from Silcox Painting totaling \$56,592.00 which includes pressure washing. With a MOTION by Ken Solomon and a 2<sup>nd</sup> by Cynthia Cox, the proposal by Silcox Painting was approved. Motion carries unanimously. Samantha Jackson, CAM stated Silcox Painting informed her that the project could begin in August when school starts, but the entry ways need stucco repairs prior to the start of painting. Cynthia Cox asked if the Board was still interested in changing the color of the buildings. Other Board Members present were in favor of this; Cox suggested a light gray for the walls of the buildings, a medium gray for the fascia and a contrasting color for the doors. Ken Solomon asked if changing the colors would require more coats to cover the existing colors. The CAM will discuss with the painting vendor and let everyone know.

**Other**

**ARC Request for 3518 NW 21<sup>st</sup> Drive:** Maria Garcell submitted a request to add pavers to the back of her Unit just outside the screened area 17 inches into the common area and along the width of her Unit to prevent rain water from the roof causing the area to be muddy. With a MOTION by Ken Solomon and a 2<sup>nd</sup> by Cynthia Cox, the request to install pavers was APPROVED. Solomon reminded the Unit Owner that installing this change on common property results in it becoming common property, but the Association expects it to be maintained by the Unit Owner.

**Reserve Study:** Elizabeth Lowe-McCoy expressed the importance of the Board responsibilities after the tragedy at Surfside Condos in South Florida and asked if the Board would agree to obtaining a Reserve Study to ensure reserves are properly funded. Samantha Jackson stated that although Reserve Studies are not required by Florida Law, it is recommended to ensure that capital expenses are being full funded to ensure the cost is covered when its time to replace them and provides an estimate of how much the replacement will cost and provided the annual funding amount for each year. Samantha Jackson also stated that she obtained an estimate in 2019 for a new Reserve Study that was \$4,800, but the Board decided not to do it at that time since the Association was in the process of repaving the parking areas, res-stripping and the perimeter fence had just been replaced. The Board asked Samantha Jackson to investigate what's been done in past for Reserve Studies for the Association.

**Water Pooling in Common Area between buildings B & C:** Alan Lowe lives in 3514 located in building B and reported that with recent rains, the water is pooling in the common area between buildings B & C and has nowhere to go. It got close to the Units recently and there is a concern of water intrusion for the buildings. Ken Solomon reported that a trench was dug along the west side of the property from building C to building A about 10 years ago and this seemed to keep the water moving towards the existing storm drain between buildings A & B on the west end by the fence. The Board agrees it may be more cost effective to have this trench cleaned out possibly by SkyFrog before seeking engineer advice for plans or possibly putting in another storm drain as this seemed to resolve the issue for a long time. Samantha Jackson will discuss with SkyFrog and see if this is something they can do.

**Stucco perimeter wall:** Marcos Raijer expressed that the stucco wall along the east side of the property looks bad and asked if the Board would consider painting the wall as well. Samantha Jackson reported that this was a starting project in early 2020 before the pandemic and being that the wall does not belong to Palmetto Villas, she visited the neighboring community, Cypress Glen Apartments in 2020 to discuss the possibility of Palmetto Villas painting their side of the wall. The maintenance supervisor at Cypress Glen stated that as long as Palmetto Villas would take care of some of their trees that were leaning on the wall and causing damage, that they would agree to allowing the painting on the Palmetto side. Before the tree work could begin, the pandemic hit and prevented the tree vendor from beginning the work during the lock down. Several trees were trimmed, and some palms were removed along the wall early 2021. Right after that work was done, someone backed into the wall from the Cypress Glen side and put a large hole in the wall right next to 3505 in building K. The CAM will follow up with Cypress Glen to see if they plan to repair it so that we can move forward with the painting.

#### **Requests for Management**

- Send Board copies of all renewed insurance policies for 2021
- Set up meeting with SkyFrog to discuss options for trench from C building to front of property
- Find out when last reserve study was completed
- Discuss stucco repairs and option for color change with Silcox painting
- Obtain update from Cypress Glen on repair of hole in wall next to 3505
- Pavers in front of mailboxes needs to be completed
- Asphalt Pro to level parking area in front of 3518 where water pools- vendor has this on schedule to complete

With no further business, the Board Organizational Meeting was adjourned at 6:41 PM.