

PALMETTO VILLAS CONDOMINIUM ASSOCIATION, INC.
Board of Directors Budget Meeting
3422 NW 21st Drive, Gainesville, FL 32605
September 25, 2019; 6:00 pm

APPROVED MINUTES

Board Members Present: Susan Burnett, Lydia Cane, Cynthia Cox, and Ken Solomon.
Management Representatives Present: Samantha Jackson, LCAM

Quorum Established and Call to Order: A quorum was established, and the meeting was called to order at 6:07 p.m.

Proof of Notice or Waiver: Management presented a notarized affidavit that legal notice of the meeting was delivered to all owners.

Consideration of Minutes: Minutes of the October 25, 2017 board budget meeting were presented for review. Burnett made a Motion that the minutes be approved as presented. Cox seconded the Motion and it passed unanimously.

New Business

Consider and Approve a Budget for the 2019 Fiscal Year

The 2019 Budget was presented to the Board for review. Jackson advised the Board that bank statements for Jan & Feb of 2019 were not received until late July, thus the 2019 budget was delayed. Jackson let the Board know that we are on track with the 2018 Budget numbers and so the 2019 Budget was prepared with all of the same amounts. Cane made a motion to approve the budget as presented, Ken seconded the motion and it was approved unanimously.

Dryer Vents: Jackson let the Board know that on a recent inspection of the property, it was noted that many of the dryer vents are full of lint and some have covers on them that are not the correct type, therefore the lint cannot escape properly. Jackson let the Board know that although the dryer vents are the responsibility of the Unit owner, this is a fire hazard and suggested that the Association pay for a dryer vent cleaning for all Units this one time since they were very bad. Jackson presented a bid from All Clean for all 45 Units at \$69 each. Flex Line replacement if needed would be \$38/line and hoods/covers needing replaced at \$12/each. Many owners expressed that theirs were clean and they did not want anyone entering their Units. Ken made a motion to table the dryer vent cleaning at this time and have Jackson send a letter to all Unit owners to clean their dryer vents and recommend companies and let them know the risks at not having them cleaned. Susan seconded the motion and it carried unanimously.

Roof Cleaning: Many of the roofs have pine straw buildup and the roofs have not been cleaned this year. Jackson presented a bid from Coastal Maintenance to clean the roofs and gutters for \$700. Burnett asked Jackson to make sure the vendor hauls the debris away. Solomon stated this should be done now as the pine straw presents a fire hazard as well with the frequent

dry weather. Cane made a motion to approve Coastal Maintenance bid, Solomon seconded the motion and it was approved unanimously.

Fence Replacement: Cox expressed to the Board that its time to have the perimeter fence replaced. Many repairs have been made this year, but the boards on the fence are weak and break easily. Jackson presented to the Board 2 bids from Worthmann at \$23,682.20 and All Florida Enterprises at \$24,499.10. Worthmann's bid included the garbage enclosures. Jackson let the Board know that although the reserve for the fence did not have the full amount needed, the operating account had the remaining funds needed to have the fence replaced. Cynthia made a motion to approve Worthmann's bid. Susan seconded the motion and it was approved unanimously.

Resident Disturbances:

Many residents expressed concern for their safety regarding an individual within the community. This topic was discussed at an earlier attorney/client privilege meeting. The Board gathered information from the members and let them know a later attorney/client privilege meeting would be set for further discussion.

Appoint Board Member for vacant seat: There is currently one open seat on the Board as Julie Orton sold her Unit and is no longer on the Board. Elizabeth McCoy expressed interest in filling the vacancy. Burnett made a motion to appoint Elizabeth McCoy for the vacant seat. Solomon seconded the motion and it was approved unanimously.

Adjournment: There being no further business, the meeting adjourned at 7:33 PM

Board Secretary

Minutes approved by the Board of Directors on _____