

**Palm Club Village II**  
**Board of Directors Meeting Minutes**  
**May 9, 2023**

**Call to Order:** Meeting was called to order at 7:01pm by David Fournier, President.

**Roll Call:** David Fournier, Renee Muchechetere, Eddie Gallon and John Kopf were present. Gene Kronick Property Manager representing JDM Management was present.

**Reading of Minutes:** Minutes of March 21, 2023 Meeting was read by David Fournier and a motion to accept as read was made by John Kopf and 2<sup>nd</sup> by Eddie Gallon. Voted AIF.

**Special Assessment:** A special assessment of \$130,448 was presented and discussed at length. The special assessment was for painting contract of \$526,046 minus \$359,175 from painting reserve leaving a balance due of \$166,871. Pending 2023 reserve fund of \$49,998 reducing balance due to \$116,873. Over budget of 2023 Operating for Termite/Pest and Plumbing totaling \$13,575 bringing total of special assessment to \$130,448. Renee Muchechetere made a motion to accept a special assessment of \$130,448 to be paid on or before June 1, 2023 and posted to the account no later than July 30, 2023. Payments will be as follows: Studio \$200, 1 Bedroom \$254, 2 Bedroom 3-Story \$353, 2 Bedroom 2-Story \$369 and 3 Bedroom \$487. The motion was 2<sup>nd</sup> by Eddie Gallon. Voted AIF.

**Board Vote:** On March 21, 2023 the insurance proposal from Heritage Insurance of \$445,448.88 was tentively accepted by Board members present, which was not a quorum, but due to time limit requirements, April 1, 2023 renewal date, needed action. The remaining Board members was aware of the proposals presented, one for \$549,133.88 (American Coastal) and Heritage \$445,448.88 agreeing to the Heritage proposal via phone and email. A motion made by David Fournier to formally accept the Heritage proposal and 2<sup>nd</sup> by Renee Muchechetere. Voted AIF.

**Adjournment:** Renee Muchechetere made a motion to adjourn at 7:47pm and 2<sup>nd</sup> by Ed Gallon. Voted AIF.

**Palm Club Village II  
Membership Meeting Minutes  
May 9, 2023**

**Call to Order:** Meeting was called to order at 7:48pm by David Fournier, President.

**Proof of Notice of Meeting:** Proof of meeting notice certificate presented by Property Manager Gene Kronick was presented and accepted.

**Roll Call and Certifying Quorum:** Board of Directors present were; David Fournier, Renee Muchechetera, John Kopf and Eddie Gallon. Quorum of Membership was not met therefore Membership meeting could not continue.

**Election of Directors:** No election was required due to the fact that three openings was available and one person applied. Frilair Piquiere was elected to the Board of Directors. Jhelan Smith volunteer to serve on the Board and was accepted by the Board of Directors.

**Adjournment:** A motion to adjourn made by by Eddie Gallon at 7:53 and 2<sup>nd</sup> by Renee Muchechetera. Voted AIF.

**Palm Club Village II  
Organizational Meeting  
May 9, 2023**

**Call to Order:** Meeting called to order at 7:54pm.

**Directors Present:** David Fournier, Renee Muchechetera, Eddie Gallon, John Kopf, Frilair Piquiere and Jhelan Smith.

**Election of Officers:** David Fournier elected President, Eddie Gallon elected Vice President, John Kopf elected Treasurer and Renee Muchechetera elected Secretary. Directors will be Frilair Piquiere and Jhelan Smith.

**Adjournment:** Motion to adjourn made by Eddie Gallon at 8:05pm and 2<sup>nd</sup> by David Fournier. Voted AIF.