

**Palm Club Village II  
Annual Meeting Minutes  
February 27, 2024**

CALL TO ORDER: The meeting was called to order at 7:03 PM by Dave Fournier, Pres.

ROLL CALL: Present: Dave Fournier, Pres. Ed Gallon, VP. Renee Muchechetere Secretary, Michael Donahue Director, Frilair Pinquier Director, / On The Phone: John Kopf Treasurer, Not Present: Jhelan Smith Director

Representing JDM Property Managers: Joseph Zito LCAM & Denise Cuccozo Director of Operations.

24 people present + 7 Proxies = No Quorum (needed 189 for quorum)

Proof of Notice was displayed by: Joseph Zito LCAM on dais.

MINUTES: Dave Fournier read the Budget Meeting Minutes from December 5, 2023, Renee Muchechetere made a motion to accept the meeting minutes, John Kopf seconded, motion passed AIF. Dave Fournier read the Board of Directors Meeting Minutes from January 4, 2024, Michael Donahue made a motion to accept the meeting minutes, John Kopf seconded, motion passed AIF.

Reports: Joseph Zito gave Managers Report (attached to these minutes)

NEW BUSINESS: Dave Fournier gave a speech about insurance and how we need an insurance appraisal.

The Ballot Box was opened, and ballots were counted by Joseph Zito and Denise Cuccozo. Only 61 were in the ballot box. We needed 74 to reach the 20% requirement to have an election.

The Board decided to seek the attorney's council on the exact procedures they would have to take to either continue this election or to hold another election.

Continuation of Annual Meeting from February 27, 2024, on March 26, 2024, at 8:05pm in the Clubhouse.

Dave Fournier said that the attorney's advice was to start the election process over again if we wanted to try and receive more votes to be able to actually hold an election. After a brief discussion, no one wanted to start over. Dave also stated that the entire Board would be up for election next year and that the 4 Board Members with the most votes would receive two-year terms and the remaining three Board Members would receive one-year terms. Michael Donahue made a motion for all the officers to remain the way they are, John Kopf seconded the motion, AIF.

The officers are as follows:

Dave Fournier – President

Ed Gallon – Vice President

John Kopf – Treasurer

Renee Mucchetere -Secretary

Michael Donahue – Director

Frilair Piquier – Director

Jhelan Smith – Director

John Kopf made a motion to record these officers Renee Mucchetere seconded the motion AIF.

ADJOURNMENT: John Kopf made a motion to adjourn the meeting at 8:20pm Michael Donahue seconded the motion AIF.

## **MANAGERS REPORT**

**February 27, 2024**

**BY: Joseph Zito LCAM**

1. The gutters on 4 different buildings were fixed.
  2. The backflow tests on 11 buildings was completed yesterday. (this puts us up to date on backflow tests)
  3. Lance the landscaper removed the 2 downed trees in lake #3 at no charge.
  4. Ryan from JDM contacted the Auditor this week and started the process of our 2023 audit.
  5. Our irrigation company Keeping It Green has 41 of 51 valves installed. They say that 2 pump stations out of 3 need work. Within the next 2 weeks they will be back out here to complete phase 1 which consists of installing the valves, fixing the two pump stations, running the wiring and the installation of the clocks. Their 2nd-phase construction will begin probably in the second half of the year or when the funds become available to start and that consists of fixing the main line breaks and zone repairs on the irrigation system.
  6. Maintenance Workers: In addition to their regular duties of cleaning the clubhouse, pool area, garbage areas, cleaning around the property, picking up palm fronds, cleaning buildings and A/C lines, they have been keeping up with their work orders. The Maintenance men will be starting a quarterly cleaning project on March 4<sup>th</sup>. They will be cleaning the patio furniture, pool deck and the tent.
- Thank you.