

Palm Club Village II
Budget Meeting Minutes
December 5, 2023

CALL TO ORDER: The meeting was called to order at 7:10pm by Dave Fournier, Pres.

ROLL CALL: Present: Dave Fournier, Pres. Ed Gallon, VP. Michael Donahue Director, Frilair Pinquier Director, John Kopf Treasurer / Not Present: Helan Smith Director, Renee Muचेचेतेरे Secretary.

MANAGERS REPORT: Given by Joseph Zito LCAM is attached to the minutes.

MINUTES: Dave Fournier read the minutes from the last meeting on August 4, 2023, Michael Donahue made a motion to accept the meeting minutes. The motion was seconded by Ed Gallon. Motion passed AIF.

DISCUSSION AND APPROVAL OF THE 2024 BUDGET: Dave Fournier went through the budget line by line explaining each line item and answering all the questions from the residents. Michael Donahue made a motion to accept the budget, John Kopf seconded the motion. Motion passed AIF.

ADJOURNMENT: A motion to adjourn the meeting was made by Michael Donahue and seconded by John Kopf. Motion passed AIF. The meeting adjourned at 9:10 PM

MANAGERS REPORT

December 5, 2023

BY: Joseph Zito LCAM

1. There were leaks in 11 different units. The water was either coming from the pipes or the roof. The maintenance workers and I assessed each situation. I then called either the plumber or roofer to fix what was broken and the maintenance men closed the dry wall. 1110-B2 has a property manager that is working with the landlord in 1110-B3 to fix their leaks. We have a scheduled walk through on Wednesday at 1pm so that I can assess the dry wall damage.
2. Aqua Displays: Came to fix the light that was out in lake #2 and they are putting together an estimate for us, to switch the lake lights over to LED.
3. We received word from Chris at Tri-Palm that the back gate will finally be fixed on December 22, 2023.
4. Lance the landscaper is giving us an estimate to get rid of the 2 downed trees in lake #3.
5. The 4-yard dumpster between 1110 & 1111 was replaced with a 6- yarder and the rotted-out dumpster at 1119 is in the process of being replaced, I have a work order from the city of West Palm Beach that says it will be replaced in 5 to 7 days.
6. Life Safety Management sent us an estimate today for the board's review and approval. Their itemized estimate is for \$3058.11 I will email a copy to everyone tomorrow.

7. I sent the board an email yesterday about termite, pest and lawn control. 2 companies, Hulett and Preferred gave us estimates that saves us over \$10,500 per year for the exact same service that Nozzle Nolen is supposed to be giving us now. As of the last couple of weeks Kevin from Nozzle Nolen has not been getting back with me and when I call the office, they tell me I need to speak with Kevin about adding new units to the termite list. We need to do something ASAP to rectify this situation.
8. Gutters: If anyone has a gutter problem, please notify me ASAP as I am putting a list together for the Gutter company to come out and fix them.
9. 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 (as the board knows from the monthly report, that I sent them) The maintenance workers also started a special project this month, they are Power Washing all the walk ways in the community. There is a schedule in my office as well as on both golf carts if anyone is interested in seeing it. Thank you.