

Palm Club Village II
Board Of Directors Meeting Minutes
March 26, 2024

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

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

Representing JDM Property Managers: Joseph Zito LCAM

NEW BUSINESS: Insurance information: Plastridge insurance had three representatives at the meeting to discuss in detail our options in choosing the right insurance policy for our community. After a lengthy discussion Renee Muchechetere made a motion to accept option number 3 with one year tail coverage. Dave Fournier seconded the motion, it passed AIF.

MINUTES: Dave Fournier read the Annual Meeting Minutes from February 27, 2024, Renee Muchechetere made a motion to accept the meeting minutes, John Kopf seconded the motion, it passed AIF.

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

ADJOURNMENT: Dave Fournier made a motion to adjourn the meeting at 8:23pm, John Kopf seconded the motion, it passed AIF.

MANAGERS REPORT

MARCH 26, 2024

BY: Joseph Zito LCAM

1. Our irrigation company Keeping It Green has found and replaced 3 valves, completed the intake work on the clubhouse pump, removed the pump from station number 3, and took it for diagnostics. They will contact us when they have it diagnosed and priced for repair. Once that is done, they can schedule the next visit to: reinstall the pump at station three, prime the clubhouse pump, and start testing each pump for mainline breaks. Which need to be repaired for them to determine where we have irrigation coverage and where we don't.
2. There was a new dumpster placed at building 1119.
3. The gutter company is returning to fix the gutters on the clubhouse and to fix the soffits on buildings 1104, 1105, & 1114.
4. We had a kitchen main drain clog in building 1108. The plumber was called, and the clog was fixed.
5. 1113-C3 one of PCV2's units is getting it's A/C fixed and Bathfitter came to give us a quote on going over the tub and walls in the shower body. We are just waiting for their estimate.

6. We are trying out a new electrical company Cerrito Electric. They fixed one of the parking lot lights by 1106. The light that is out needs a bucket truck to fix it, which is coming shortly. The wiring in the electrical closet at 1118 was brought up to code and a new photocell and wall mount box was installed.
7. I am pleased to announce the start of our 2 new Committees: The Violations Committee & the Social Committee. Both have their first meetings coming up in the next 2 weeks. We still only need one more volunteer for the Landscape Committee to get going.
8. Maintenance Workers: In addition to their regular duties, they have also been keeping up with their work orders. The Maintenance men cleaned the pool deck, the tent, & the patio furniture this month. We have 12 lounge chairs that need re-strapping. (I am getting the pricing on that) and I also found new umbrellas for the tables around the pool at a great price. Maybe our new Social Committee can raise some money for that so that we don't have to use the money in our budget. We'll see. Thanks.