

Palm Yacht & Beach Club
Meeting of the Board of Directors
November 20, 2023 4:30pm
Zoom

1632	The meeting was called to order by Fern Alexanderson, board president. Roll call completed.	Board members present: Bill Kennedy, Peter Watson, Javi Reynaldos, Stacey Tynion, Jim Ramsburgh Property Manager Geronimo Martinez
1634	Approval of 10/19/2023 minutes	Motion to approve 10/19/2023 by Kathy Schwab Seconded by Bill Kennedy Approved by board
1635	President's Report- Fern Alexanderson - The 2024 annual meeting discussed four open board positions. - Villa alterations must be submitted to the office, and copies of permits must be posted on the villa's window. Only work approved by the board of directors. can be undertaken; the board must authorize any additional work or changes not previously approved. - Guest policy - all guests should be signed in at the clubhouse. If an immediate family member stays in the villa when the owner is absent; please contact the PM with this information. - Member complaints or concerns should be sent to Geronimo; you may cc the board if desired. - Villa sales - 2-week internal posting before going to the public; this can be done without paying realtor fees. - Clubhouse flooring - cost estimate was noted for vinyl; porcelain tile was placed. The savings from the pergola estimate will cover the cost. - Members have asked about where the outdoor furniture at the clubhouse has it been stolen? Reply: furniture has not been stolen, but no longer usable. . Consider putting a committee together regarding furniture.	Motion to approve signing a retainer with Haber Law Firm for new projects by Javi Reynaldos, second by Jim Ramburgh. Approved by the full board.

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	• The south side entrance brick wall continues to be in process. The city has requested new drawings for the removal of the wall. • Meeting locations have remained on Zoom due to technical difficulties at the clubhouse. New equipment must be purchased before on-site meetings can be initiated. • Search for new legal representation is underway due to dissatisfaction and high costs with Becker. We will plan to change firms after the quiet title is complete. Haber Law of Miami is the firm that has been selected, based on other HOA recommendations and board interview. Motion to approve completed see next column. • Questions: C. Prestera - have we done due diligence in seeking recommendations from HOA's. Reply: Yes, this firm comes highly recommended.	
1642	Treasurer's Report - Javi Reynaldos See associated Treasures report October 2023 • Auditor selection - Friedman, Feldmesser & Karpeles CPA LLC • Operating Results as of 10/31/2023 ○ Higher than expected insurance cost, as a result some intended budgeted items were not completed. Higher than expected legal fees related to the quiet title. • Preliminary budget discussion ○ Expect significant increase in quarterly dues	Motion to approve hiring of audit firm, Javi Reynaldos motioned to approve, seconded by Stacey Tynion, and board approved Request special meeting to discuss the budgets for 2024 December 5, 2023 at 4:30
1711	Bylaws, Rules and Policy - Kathy Schwab • Updated marina form - to be reviewed by Jim Ramsburgh • Architectural guideline - to be reviewed by Jim Ramsburgh	

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1712	Insurance - Stacey Tynion Seeking additional insurance clarification on individual policies	
1713	Marina Docks and Seawalls - Jim Ramsburgh - Seawall to begin 12/18/2023 on the Belaire wall - New marina request forms have been cleaned up and will be in use. - Architectural Standards	Updated boat slip (Marina form) application motion to approve, by Jim Ramsburgh, seconded by Fern Alexanderson, approved by the full board. Motion by Javi Reynaldos and seconded by Fern Alexanderson, with full board approval. To add a timeline for submission of annual boat form to the office. 10 business days after January Architectural Standards updates are tabled for review. Motion to table by Peter Watson for additional language review regarding formal drawings to be prepared and presented prior to board approval. They will be presented at the next full board meeting. Motion seconded by Stacey Tynion, and the entire board approved.
1739	Security - Bill Kennedy Pool gate lock issues, looking into a better solution. Changing entrance/door codes beginning 12/1/2023 and every 6 months thereafter.	
1740	Entertainment Committee - Barry Lacroix Upcoming events: Thanksgiving celebration 11/23/2023 Christmas party -12/13/2023 sponsored event by PYBC Boat parade block party - 12/16/2023 New Years Eve 12/31/2023 fireworks on the	

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	beach Presentation of new board - 1/20/2204 after annual meeting	
1745	Property Manager - Geronimo Martinez • The brick entrance wall project is still underway. • Please add your issues to Buildium for prompt attention. • Filling of sinkholes as they are identified. • House painting will resume.	
1750	New Business - none Questions from members C. Presteria - question regarding landscaping behind his house that has been removed due to brick wall issues. He would like to see the project moved along as quickly as possible. R. Kuntz - two issues. Upcoming elections can there be a candidates forum prior to the candidate applications. Consider forum one week after 12/11/2023 Concern related to zoom meetings rather than webinars so that members can type in questions.	
1756	Meeting adjourned	The board approved a motion to adjourn by Bill Kennedy and seconded by Jim Ramsburgh, the entire board approved.

34 member attendees, 7 board members, 1 property manager