

Palm Yacht & Beach Club
September 21, 2023
1630

1632	The meeting was called to order by Fern Alexanderson	All board members and property manager present- roll call completed
1634	July special minutes approved	Motion to approve by Bill Kennedy, second by Kathy Schwab, the board approved.
1635	Presidents Report	1. New flooring and painting in the clubhouse have been completed. 2. Entrance brick wall repair began today; there was a delay due to FP&L moving the junction box 3. Permit and zoning received for new clubhouse pergolas. The PYBC team will replace the fascia before the pergola installation. 4. The pool will be closed intermittently during the pergola construction process. 5. Lauderdale by the Sea will begin sea wall repair in October 2023. 6. Problems with permits for villa renovations, this is a reminder that once the approval to move forward is completed by the board, the permit process must be completed before work begins. The rules and guidelines will be updated to reflect Broward County regulations.
1642	Bylaws and Rules- Kathy Schwab	The committee will review the permit process.
1643	Grounds - Bill Kennedy	Turfs Up - concerns with lack of tree trimming and weeding; these were discussed with Tito from Turfs-Up.
1644	Insurance - Stacey Tynion	Note the budget will reflect the increase in premiums for 2024. Some villas still need to upgrade their electrical boxes, which is strongly encouraged to ensure insurance coverage.
	Architectural Committee - Jim Ramsburgh	Villa #21 - has requested to raise the floor and patio door to a hurricane door.

		Motion to approve Fern Alexanderson, second by Bill Kennedy, the board approved.
1649	Treasurer's Report - Javi Reynoldos	See the treasures report on the Palm Club website. We have exceeded budget items in nearly all areas. Specifically roof repairs, legal fees (Quiet Title), insurance premiums, changes in the landscaping company To date, roof repairs have exceeded \$45,000. The sewer project does have \$35,000 remaining, which will be used to repair sod and add shrubbery around the lift station. The light project and the chipper purchase came in under budget. Cash on hand does reflect recent assessments. Motion to approve by Kathy Schwab, second by Fern Alexanderson, the board approved.
1711	Sewer - Rick Moran	Villa #41 has a few remaining details that will be completed in the next two weeks and came under budget.
1712	Security - Bill Kennedy	**Volunteers are needed to check the locks at the clubhouse each day.
1713	Property Manager - Geronimo Martinez	1. The electrical box on the brick wall at the entrance and relocate it. 2. Approximately 54 feet of the wall will be removed, and a white vinyl fence and shrubs will be installed. 3. Information will be provided on pool closures during fascia replacement and pergola installation. 4. A second vendor evaluated the need for a 4th new well; they felt that a change in piping size would solve the problem rather than digging a new well. A third vendor will be consulted before making a final decision. 5. The sewer project is nearly complete; the maintenance building is complete. 6. A new thermostat was installed in the clubhouse.

1720	Member questions	Diane Litterick noted water drainage issues near the entrance to the neighborhood. Fern noted concern that Whittier Tower may have blocked the drain into the canal. This can't be assessed until the Quiet Title is settled. Rick Moran suggested a pump may need to be installed behind the homes in the section due to the standing water. Also noted, a stream was present at one time, likely inhibiting drainage. Barbara Southard also commented on the standing water in the street near this entrance.
1730	New business	Storm hardening and other urgent request types. - Bill Kennedy suggests we allow the property manager to approve these requests rather than waiting for the board approval. Of note, the permit process would still need to be completed. Rules and Regulations will revise language. The board recommended moving forward and presenting at the next board meeting.
1733		Motion to adjourn meeting by Fern Alexandersom, second by Peter Watson, the board approved.
	Member Attendance	38