

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: via Zoom, July 30, 2025, at 6 pm.

NOTICE OF BOARD MEETING

I. Administrative

1. Roll call and establish quorum.
The meeting was called to order by Vice President Joyce Jones. The quorum was established by the presence of Mrs. Kemp, Mr. Davis, Mrs. Grzeszkiewicz, Ms. Jones, Mrs. Varunok and Ms. Taft.
2. Approval of meeting minutes 4/16/25
Mrs. Grzeszkiewicz made a motion to approve of the minutes as presented. Ms. Jones seconded. All in favor, motion carried.
3. Treasurer report
Mr. Davis gave a presentation of the association's financial position. It included severe arrears of 4 units dating back years.

II. Old Business

- Door for dumpster
This is complete.
- Roof hatches
The board has received bids but hasn't decided. The price variance is big.
- CAM vs Office Manager responsibilities
No changes.

III. New Business

- Response to the DBPR on complaint against Bent Palm.
Ms. Jones made a motion to table the discussion to next meeting. Mr. Davis seconded the motion. All in favor, motion carried.
- Zero dollars special assessment.
Due to lack of information from the association attorney, this item was tabled to next meeting.
- Paint project starting August 4th.
Mrs. Grzeszkiewicz made a motion to keep the colors of the building as is. Mrs. Kemp seconded the motion. Ms. Jones and Mr. Davis voted against it. Mrs. Kemp, Mrs. Grzeszkiewicz, and Mrs. Varunok voted in favor. Ms. Taft abstained. The motion carried.
Siding color: Mr. Davis made a motion to keep the T1-11 as the same color of the building. Ms. Jones seconded. All in favor, motion carried.
- Unit 401: windows and siding. It affects unit 106
Mr. Davis made a motion to approve the Siding replacement for units 401, 402, 403 and 404. Unit 401 will pay \$4620.00. Unit 402 \$8515.00. Unit 403 \$2600.00. Unit 404 \$15825.00. The cost to the association is \$42775.00 This cost must be considered in the 2026 budget.
Units 405, 301, 302, 303 and 304 will be addressed at the next meeting.
Mrs. Varunok seconded. All in favor, motion carried.
- Hot water heater
The board requested more bids.
- Board Certifications and President Affidavit
Ms. Albanese made a short presentation of the main changes in the 2025 Florida Statute 718.

IV. Open forum

- Ms. Jones secured a new renter for unit 106 starting on September 1, 2025.
- Yellowstone will up the strength of pest control to address moles, ants and grasshoppers.
- Jean hours will be increased as needed for the paint project. The decision will be made by Mrs. Kemp and Mrs. Grzeszkiewicz.
- The ladders for roof access bolts are rusted and must be replaced to address security issues
- There is an issue at the pool. During the meeting it was observed the water going down under heavy rain.
- Next meeting will be on September 3, 2025, at 6 pm

V. Adjournment

Mrs. Grzeszkiewicz made a motion to adjourn the meeting at 8:16 pm. Mr. Davis seconded the motion.