

MINUTES OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: via Zoom, September 3, 2025, at 6 pm.

MINUTES OF BOARD MEETING

I. Administrative

1. Roll call and establish quorum.

The meeting was called to order by President Paul Novak at 6:03 pm. The quorum was established by the presence of the whole board.

2. Approval of minutes from July 30, 2025, and August 20, 2025.

Mr. Novak made a motion to approve the minutes of July 30th as presented. Ms. Jones seconded the motion. All in favor, motion carried.

Mr. Novak made a motion to approve the minutes of August 20th as presented.

Ms. Jones seconded the motion. All in favor, motion carried.

II. Old Business

1. Response to the DBPR on complaint by attorney.

Bent Palm is waiting to receive an answer from the DBPR.

2. Zero Dollar Special Assessments – if this is to happen, there is a need to get the correct paperwork from attorney.

Mr. Novak is waiting for paperwork from the attorney.

3. T1-11 for units 405, 301, 302, 303 and 304.

This project was postponed until more information is gathered, and the agreement from the owners that will need to replace their sliding doors.

Ms. Jones voiced the concern that the cost to delay the project could be around \$17k.

4. Hot Water heater at maintenance bathroom.

Mrs. Varunok will coordinate the project with Jean.

5. Board Certification and President affidavit.

Mr. Novak and Mr. Davis are taking their 4-hour certification class. At that point Mr. Novak will sign the affidavit to be uploaded at the DBPR website.

6. DBPR filings for SIRS, etc.

Mr. Davis and Ms. Albanese will meet to agree to the procedures for Bent Palm to fund reserves.

7. Roof ladder bolts

Bent Palm is still waiting for extra bids.

III. New Business

1. Painting for the exterior doors of the units. R&J to paint at the end of the building painting project for \$125 per door.

Mr. Davis will coordinate efforts to ascertain which owners want the outside of their unit doors painted.

2. Funds for concrete restoration portion of the painting project.

Bent Palm has approximately \$78k for concrete restoration.

3. Electrical work for units 401, 402, 403, and 404.

There is a need of more electrical bids. There are also arrangements to be made about shutters' removal/replacements.

4. Approval of invoices for unit 106 renovation.

Ms. Jones made a motion to accept the bid from Full House Custom in the amount of \$2,050 for the painting of unit 106. Mrs. Varunok seconded the motion. All in favor, motion carried.

Work to be paid from TRS reserves.

5. Turtle lights

Mr. Novak made a motion to accept the bid from Roberson Power LLC to replace all the lights to be compatible with Turtle Season. The total project will be \$6781.00. Mr. Davis seconded the motion. All in favor, motion carried. Funding will be from TRS reserves.

6. Painting job update.

Mrs. Grzeszkiewicz is updating the owners on the status of the project.

IV. Open Forum

1. Ms. Albanese secured a company specialized in sewer pipes retrofit. PRS will be allowed to survey the building at no cost. Bent Palm does not have the schematics for the sewer system.
2. Ms. Jones explained the concerns about the humidity at unit 106 in the bedroom and the musty smell.
3. Ms. Jones is concerned about an a/c unit that has collapsed on building one. Unit 202 owner has called an a/c vendor.
4. Mrs. Spinelli requested clarification on the Account Receivables procedures.
5. Mrs. Holton (unit 212) raised the issue of water intrusion at her unit and unit 107. R&J believes this is a result of the roof drain caulking failing.

V. Adjournment.

Mr. Novak made a motion to adjourn the meeting at 7:54 pm. Ms. Jones seconded the motion.