**Palm Beach Isles Property Owners’ Association**

**Board Meeting Minutes**

**May 3, 2022**

**IN PERSON @ THE AMBASSADOR CENTER & WEBEX 7:10pm**

**Quorum Present:** Yes- Notice on PBI website as well as posted in neighborhoods

**Directors Present:** George Williamson – President, Ronnie Rosenberg-Friedman – Secretary, David Brady, Rob Jacobs, Leticia Gnazzo, Sabine Pouille, Sharman Nicholson

**Directors Via Webex:** Barbara Oetzman – Treasurer, Bill Contole

**Directors Absent:**  Chris Renga-Vice President, Fran Barfoot, Julie Logsdon, Suzanne Hood, Tzivia Namdar

**Guests:** Peter Minoli, Jaime Padden

1. **Announcements**
	1. We’re going to use the Ambassador Center at least once more to see if we get better attendance
2. **Approval of April Meeting Minutes**
3. April 2022 – No discussion

Motion to accept and approve the Minutes of the **April 11, 2022** Board Meeting.

Moved by: \_Leticia Gnazzo\_\_\_\_\_\_\_\_Seconded by: \_\_Dave Brady\_\_\_\_\_\_\_\_\_

Pass/Fail \_PASS\_\_\_\_\_

 **III. Treasurer’s Report for April 30, 2022**

a) No discussion

b) Motion to accept and approve the Treasurer’s Report dated February 28, 2022.

Moved by: \_\_Ronnie Friedman\_\_\_\_ Seconded by: \_\_Sharman Nicholson\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Pass/Fail \_\_PASS\_\_\_\_

 **V. Committees Reports:**

 1) Executive Committee – the Committee has been working to establish a new

agreement with Brothers Construction (BCI), after the City of Riviera Beach (CORB) approved a change order to authorize the repair of the Grand Bahama seawalls.

 2) Bridge/Road Liaison – On April 20, 2022, the CORB approved and

 funded the Seawall Replacement Order for the Grand Bahama Lane Bridge. Work

began April 25th. The deterioration is constant, and BCI stated they are making progress. BCI is also updating their work schedule – Tentatively, the date of completion is set for mid-January 2023 barring hurricanes or inclement weather. A

 more accurate update will come next month.

 George Williamson is drafting a contract between PBIPOA & BCI for payments due to

 vendors on our behalf.

 3) Architectural Review Committee – No advance report, and no activity to report.

 4) Landscape - Landscape for Island Drive continues to be on hold. Requested Fritz trim back the oleanders at Bimini and Gulfstream. Scheduled April meeting with Landscaper

 Travis Mcallister; did not happen as he was a no show - probably told us a lot right

 there. Need a volunteer to help move the bench at Gulfstream over to the Fire

 station. Jaime Padden volunteered to move the bench to the Fire House.

 5) Community Life – The Palm Beach Isles directory has been designed and is currently

 being proofed. The printing will be done in the next 10 days with mailings targeted by

 the end of May.

 6) Security/Lighting - There were no security incidents reported in April. We had a

 network outage on Gulfstream and Island Drive that required Olivier to send out techs

 to repair. We have replaced two cameras due to water intrusion and a third on Bimini

 has been ordered. We will continue to replace cameras as they fail rather than replace

 all at once. When the bridge work is complete, we need to reposition the cameras on

 Island Drive to best serve that area and take advantage of the new electric supply.

 7) Communications –

 a) Administration - The committee added one new email,

 “treasurer@palmbeachisles.org” - this will be posted on the website and the

 registration form for new residents and those requesting estoppel forms. The

 recipient of this email will be the treasurer and the estoppel administrator (Rob Jacobs).

 b) Website Analytics: More residents (or people in general) visit our website on

 Mondays. In April 95% were New Visitors 75% desktop and 25% mobile. This is

 representative of previous months.

 c) Emails to Residents – none

 d) Newsletter – a Quarterly Newsletter (Summer Edition 2022) is in development.

 Release date: before Memorial Day - May 2022. The communication committee will

 be reaching out to committee leads for editorial/copy as needed and approval.

 8) PayHOA – Continued to record and apply Dues check payments, approve new

 residents in the system, send email updates to the community, and receive resident

 correspondence including iguana, architectural review, and general requests.

 9) Covenants / Bylaws Review – the Bylaws / Covenant Committee will be resuming their monthly meetings on May 23rd, after completing work on the Bridge Agreement with CORB. The committee has nearly completed the Bylaws review and will be

 transitioning to the Covenants next. All the proposed changes will be presented to

 the board for review and approval before being released to the community for

 approval.

 10) Iguana Control – Due to mechanical issues, the boat visit was not successful this week.

 Redline is planning another boat visit this upcoming week and then another one in

 late May. They will be using a different boat to ensure no problems. Now is the time

 of year iguanas are laying eggs so we encourage residents who find new burrows to

 report them so Redline can come out to investigate and remove any potential eggs. In

 total, 8 iguanas were removed from the community in April. While the numbers are

 not impressive, they expect a lot more in May with two canal visits.

1. **Old Business**
	1. **Insurance Coverage**-We have Officers & Directors insurance, which expires in early June. As we’re liable for any incidents on the areas that we maintain, it was agreed that we should investigate adding liability coverage. Rob volunteered to contact his agent and get a quote. Our Officers & Directors insurance automatically renews.
	2. Estoppel process (New Resident Information Form)- A new email address has been established, treasurer@palmbeachisles.org, which will be directed to Rob Jacobs and Barbara Oetzman; Rob will then coordinate the estoppel process with the real estate agents and the title companies.

Motion to approve the use of the new estoppel form.

Moved by: \_Rob Jacobs\_\_\_\_\_\_\_\_\_Seconded by: \_\_Sharman Nicholson\_\_\_\_\_\_\_\_\_

Pass/Fail \_PASS\_\_\_\_\_

* 1. Bridges & Bridge Budget Update:

i. Seawalls – As noted previously, the CORB approved the Grand Bahama seawall project, and it has commenced.

ii. Lighting- The CORB wanted to provide streetlights, but we don’t know if they’ve obtained them or what the status is.

iii. Electrical- Nothing from FPL, the temporary pole in the front entrance is leaning. Dave Brady will check with Frank (from BCI). A guest at the last meeting said that she had a contact with FPL. George will contact her and see if she can obtain information.

iv. Landscape- The initial bill from the plant company has been received. It had already been budgeted for. Some of the other communities on the island use space off their properties for storing large equipment while projects are being completed. We will request if we can use the area(s) to store the equipment in the main entrance so that we can commence landscaping.

v. City Contract- No news

vi. BCI Contract- We will make an agreement with them to give them $7,611, and BCI will pay the remaining invoices associated with the bridge replacement landscaping and lighting.

Motion to approve the stated agreement:

Moved by: \_\_\_\_\_\_Rob Jacobs\_\_\_\_\_\_Seconded by: \_\_Sabine Pouille\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pass/Fail \_PASS\_\_\_\_\_

vii. Projected Completion Date- Now +/- February 2023

1. **New Business**
	* + 1. Rules enforcement- We will be using various methods to inform/remind residents of the existing rules and develop a process to enforce them. Bill and George will take on progressive enforcement.
2. **Opportunity for Non-Board Guests to Comment or Raise Issues**

No comments

1. **Location for June 13, 2022 meeting -**

Ambassador Center

 **X. Adjournment**

 a) Motion to adjourn meeting. 8:10 pm

 Moved by: \_\_\_\_Ronnie Friedman\_\_\_\_\_\_\_\_\_ Seconded by: \_\_\_Rob Jacobs\_\_\_\_\_\_\_\_\_

 Pass/Fail\_\_PASS\_\_\_