**Palm Beach Isles Property Owners Association**

**Board Meeting**

**January 11, 2021**

**WEBEX :** 7:05pm

**Quorum Present:** Yes - Notice per email and PBI website as well as posted in neighborhoods.

**Directors Present:** Chip Lubeck-Pres, Barbara Oetzman- Treasurer, Alison Brown-Vice President, Bill Contole, Larry Lewark, Leticia Gnazzo, Chris Renga, Fran Barfoot, Ronnie Rosenberg Friedman, Sharman Cooney-Secretary, Sabine Pouille, Rob Jacobs

**Directors Absent:** Dave Brady

**Guests:**  Sue Hood, George Williamson, Julie Logsdon

**Minutes:** Motion to accept and approve the Minutes of the December 14, 2020 Board

Moved by: \_\_\_\_Alison Brown\_\_\_\_\_\_ Seconded by: \_\_\_Barbara Oetzman\_\_\_\_\_\_ PASSED

**Treasurer:** Motion to accept and approve the Treasurer’s Report dated December 31, 2020.

Moved by: \_\_\_\_Rob Jacobs\_\_\_\_\_\_ Seconded by: \_\_\_Sharman Nicholson\_\_\_\_\_ PASSED

Committee Reports

**ARC:** 6 approvals last 30 days – 2 pending- illegal construction posted by

City of RB on Grand Bahama.

**BRIDGE/LIASON:** complaints lodged of cracks to property in adjoining homes.

BCI undertook an in depth survey of adjoining homes prior to construction- at end of construction a new survey will be taken to compare and as stated within contract any damage to properties will be rectified by BCI.

City of RB has set up a link on their website specifically encompassing all Bridge information, schedules, plans- <https://www.rivierabch.com/content/57801/58165/58167/58224/59989/63170/default.aspx>

Discussion of dredging under bridges once construction has terminated. Have BCI address FEP

Approval with City of Riviera Beach.

**COMMUNICATION:**



Announcements will be posted on the website providing Annual meeting notice & proxy + Dues invoice notification via PAYHOA.

**COVENANTS/BYLAWS :**

Motion to replace the original copy of the covenants for Plat 2 on the website with the operative version.

Moved by: \_\_\_\_Alison Brown\_\_\_\_\_ Seconded by: \_\_Sharman Cooney\_\_\_\_\_ PASSED

**EXECUTIVE:** Congratulations to Bill Contole and Chris Renga.



**LANDSCAPING:**

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**PAYHOA:** The Committee will be focused on fully implementing the PayHOA system throughout 2021. Two key aspects will be (1) driving residents to the website for communications and payments to the HOA and (2) sending out all correspondence to residents through PayHOA.



- Column 1 (2020 Approved Budget) is the Budget the Board approved in March 2020 Meeting

- Column 2 (2020 Projected Year-End) is the Expected Actual 2020 Cash Expenditures

- Column 3 (2021 Proposed Budget) is the Budget we will Vote on in the Meeting

In order to encourage more residents to sign up to the PayHOA system, we ARE READY TO ACCEPT AND ARE REQUESTING residents to pay their 2021 dues on the system. Instructions to pay online will be given at the Annual Agenda and again at the meeting.

**IGUANA:** Redline Iguana – There was no visit in December due to the chillier weather. Last invoice was for November 20th when Redline Iguana captured 49 Iguanas. Of the options presented, the Committee recommends that we engage Redline Iguana for the $5500.00 per year option.

Motion to enter into a $5500.00 annual contract with Redline Iguana to be invoiced at $1,375 following each visit. The contract will include 4 full weeks of Iguana extermination services to be accomplished by land and boat. The Iguana Committee is authorized to work with Redline Iguana through 2021 to identify areas and times of service without further vote by the Board.

Moved by: \_\_\_Alison Brown\_\_ Seconded by: \_\_\_\_ Rob Jacobs\_\_\_\_\_\_PASSED

**RULES WE LIVE BY:** No report

**SECURITY:** Larry Lewark got a call from the Riviera Beach detective that was working the case of the stolen bicycle from back in February. The women thief was ultimately arrested in September and spent 9 days in jail. She’s now on probation for 36months and under community control for 12 months (has to wear ankle tracker and check in every week). Good to hear there was some follow up. Last we had heard they had sent the case to to state of Florida because she did not live in RB.

Last total replacement of cameras was 2018 at a cost of $18,000. We have reserves in our budget every year for replacement. Recommendation is to replace as fail.

Suggested to install 6 new cameras at the Island Dr entrance as present cameras are set back from N. Ocean Dr and we are not picking up the foot traffic that enters and leaves, cost to be $6,000. 2021 budget approved for $10K.

**SOCIAL:**



Suggestion to order face masks with PBI logo and distribute to community- approved and paid by reserves.

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**OLD BUSINESS:**  2020 Reserves – $5,000 was budgeted for general reserves on the approved 2020 budget and is supposed to be transferred into savings at year-end; however, due primarily to the pandemic and a high volume of estoppel fees, the board has an estimated budget surplus of $26,000. It is proposed that the board approve the transfer of $26,000 into savings to cover future expenses.

Motion to increase the amount transferred into savings in the 2020 budget from $5,000 to $26,000.

Moved by: \_\_\_\_Chris Renga\_\_\_\_\_\_ Seconded by: \_\_\_Ronnie \_\_\_\_ PASSED

2021 Budget – The bylaws and covenants require that the Board approve the 2021 budget before the annual meeting. A budget was circulated by Chris via email on January 8th at 3:30pm. The email included explanatory notes and a copy of the Budget.

Motion to accept Fiscal Year 2021 budget, copy to be attached to the minutes & presented at the Annual Meeting.

Moved by: \_\_\_Chris Renga\_\_\_\_\_\_ Seconded by: \_\_\_Leticia Gnazzo\_\_\_\_\_ PASSED

**NEW BUSINESS:**

Annual Meeting Date set for February 8,2021 via WEBEX.

Board will meet prior to Annual meeting to approve 2021 Budget.

Presentation of slate of Board members for Membership vote at Annual Meeting.

Board has decided Board members must attend a minimum of 8 meetings per year to remain on Board.

Board voted unanimously to invite Sue Hood, Julie Logsdon and George Williamson to join the

PBI Board of Directors.

Rob Jacobs will assist William Contole in Notice to members of Annual meeting.

To be included in mailing by USPO and posted to website

1. Proxy

2. Letter from President

a. Accomplishments in 2020 – committees to provide list of accomplishments.

b. Statement about Board moving to PayHOA and that everyone needs to be signed up as this will be the primary way to communicate going forward.

3. Newsletter

4. Instructions on how to join by WebEx

5. Asking residents to send questions and any topics to be discussed in advance of the meeting.

6. In order to ensure we can accommodate any resident who wants to attend the annual meeting, a requirement in our Covenants, we can purchase a one month increase in our WebEx plan for an additional charge of $30.64.

Motion to increase our videoconferencing plan with Webex for one month costing an additional charge of $30.64.

Moved by: \_\_\_Ronnie Friedman\_\_\_\_\_ Seconded by: \_\_Alison Brown\_\_\_\_\_ PASSED

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Motion to approve 10 minutes during the annual meeting for Councilwoman Julia Botel to provide a state of the city address to PBI residents. The presentation should not include any discussion regarding any campaign or re-election efforts.

Moved by: \_\_\_Chip Lubeck\_\_\_\_\_\_ Seconded by: \_\_Ronnie Friedman\_\_\_\_\_ PASSED

**ADJOURNMENT:** 9:40PM

Motion to adjourn meeting.

Moved by: \_\_Ronnie Friedman\_\_\_\_ Seconded by: \_\_Bill Contole\_\_\_\_ PASSED