

Palms Villa Residences Condominium Association INC.

10837 Windsor walk dr. Orlando Florida 32837

Board Meeting Minutes

Date: February 23, 2023, 10:00 AM

Location: Palms Villa Residences Clubhouse

An identification of agenda items is as follows:

- **Quorum established:** Louay Irani, Ed Ceballos, Connor Romito, Warren Davis, and Moises Del Rio Representing Leland Management. Michael Loveless was absent.
- **Order** was called at 10:35 am by Louay Irani.
- **Proof of notice of the meeting:** Meeting Notice was posted at the community bulletin board as required F.S. 718.
- **Approval of previous minutes:** Warren J Davis made a motion to approve listed meeting minutes: Budget meeting, Organizational meeting, and meeting with vendors on February 9. Louay Irani seconded. All in favor.
- **New business**
 - o Stucco Repair:
 - The board decided to meet again with the True Group before deciding.
 - Ed Ceballos made a motion to approve that the attorney send a communication to DBK requiring stucco cracks repair on Building 4. Louay Irani seconded motion. All board present was in favor.
 - o Based on the second meeting with True Group, the board may look for a structural engineer opinion or will approve True Group proposal.
 - o Sealing
 - Window, Porch, Rest areas – board will decide after a second interview with Squeegee squat
 - o Playground:
 - Warren Davis made a motion to begin examining proposals for replacing the playground. Ed Seconded the motion. All board members present at the meeting were in favor.
 - o Approval of:
 - Main contact person, Invoices approval process, Credit card:
 - Ed Ceballos made a motion to approve Louay Irani as board main contact, allow onsite manager to approve invoices less than \$1,000 (more than \$1,001 need Board approval), create an emergency credit card with a \$1,000 limit credit on the treasure name. Connor Romito approved the motion. Connor Romito in favor, Warren Davis in favor, Louay Irani in favor, Ed Ceballos in favor, Michael Loveless was absent. The motion was approved by 4 of 5 members.
 - o Board members' code of conduct and ethics will be discussed in future meetings.
 - o Installing sod around building
 - Connor Romito proposed to start with building 6 as a sample for landscape improvements. Ed Ceballos seconded the motion. All board members present at the meeting were in favor.
 - o Entrance:
 - Ed Ceballos made a motion to proceed with buying synthetic turf and annual plant for the entrance. Warren Davis seconded the motion. All board members present at the meeting were in favor.
- **Motion to Adjournment at 12:03pm by Louay Irani.**