

**PALM VILLA RESIDENCES CONDOMINIUM ASSOCIATION, INC.**

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**BOARD OF DIRECTORS' MEETING**

**THURSDAY, MARCH 23, 2023, AT 10:00AM COMMUNITY CLUBHOUSE**

**Meeting Minutes**

- Order was called at 10:06am by Louay Irani.
- Quorum was established by: Louay Irani, Ed Ceballos, Connor Romito, Michael Loveless and Moises Del Rio representing Leland Management.
- I HEREBY CERTIFY that this Notice of Meeting was posted on the community bulletin boards at the mailbox kiosk no later than 3/17/2023 more than 48 hrs. in advance as required by FS 718 for a regular board meeting.  
**Moises Del Rio**  
Moises Del Rio, CAM (Community Association Manager)
- Ed Ceballos made a motion to approve February board meeting's minutes. Connor Romito seconded. All in favor.
- Report (board/manager)
  - Dry vent – start looking Proposal for cleaning dry vent.
  - On leak check: The board proposed identifying apartments where the main valve is broken and sending a replacement request notice.
- Old Business
  - DBK (repairs building 4)
    - The Board agrees that the attorney should call DBK and request an update on the repairs.
    - The board agreed to ask TG for a formal opinion on how DBK should fix the building's cracks.
  - Playground
    - Conclude that Playground must be replaced.
  - New proposal True group
    - The board will start replacing the window caulking and sealing breezeways by faces.
- New Business
  - Insurance Proposals: Sihle Insurance Group Presentation (Kevin Halverson) & Assured Partners
  - The decision will be made by email since Sihle group did not provide a proposal.
  - Reserve Study
    - Structural Integrity Reserve Study
      - The board wants to look at having a regular reserve study this year and next year the structural study.
  - On site CAM (Community Association Manager) hours
    - CAM requested a change in office hours and announced 9:30 am-12:00 pm 12:30 pm-6:00pm and announced his vacation period starting on April 13 and finishing on April 27.
- Confirming approvals/invoices
  - Ed Ceballos made a motion to approve AIT work (back flow and pressure gages). Louay Irani seconded. Ed Ceballos, Michael Loveless, Louay Irani, Connor Romito and Warren Davis agree. Vote 5/5 approve proposal.
  - Ed Ceballos made a motion to approve invoice from 2022 audit. Connor seconded the motion. Ed Ceballos, Michael Loveless, Louay Irani, Connor Romito and Warren Davis agree. Vote 5/5 approve proposal.
  - Louay Irani made a motion to confirm approval of TG's proposal for final repair and paint building 1, 2 and 7. Michael loveless seconded the motion. Ed Ceballos, Michael Loveless, Louay Irani, Connor Romito and Warren Davis agree. Vote 5/5 approve proposal.
- Next Board meeting: May 9, 2023, at 10:00 AM
- Louay Irani made a motion to adjournment at 11:34 am. All in favor.