

**Palm Beach Isles Property Owners' Association  
Board Meeting Minutes  
September 12, 2022**

**IN PERSON @ 1290 FAIRVIEW LANE & WEBEX 7:09 pm**

**Quorum Present:** Yes- Notice on PBI website as well as posted in neighborhoods  
**Directors Present:** George Williamson – President, Chris Renga-Vice President, Barbara Oetzman – Treasurer, David Brady, Julie Logsdon, Bill Contole, Fran Barfoot, Tzivia Namdar, Rob Jacobs, Leticia Gnazzo  
**Directors Via Webex:** Ronnie Rosenberg-Friedman – Secretary  
**Directors Absent:** Sabine Pouille, Alison Brown, Sharman Nicholson  
**Guests:** Joan Godfred

**I. Announcements - None**

**II. Approval of August 8, 2022 Meeting Minutes**

**a) August 2022 – No discussion**

Motion to accept and approve the Minutes of the August 8, 2022 Board Meeting.

Moved by: \_\_\_\_\_ Rob Jacobs \_\_\_\_\_ Seconded by: \_\_\_ Barbara Oetzman \_\_\_\_\_  
Pass/Fail \_\_PASS\_\_

**III. Treasurer's Report for July 31, 2022**

**a) No discussion**

**b) Motion to accept and approve the Treasurer's Report dated August 31, 2022.**

Moved by: \_\_\_\_\_ Ronnie Friedman \_\_\_\_\_ Seconded by: \_\_\_ Dave Brady \_\_\_\_\_  
Pass/Fail \_\_PASS\_\_

**IV. Committees Reports:**

1) Executive Committee – the Committee has not had any activity since the last Board meeting.

2) Bridge/Road Liaison – August 29th met with CORB Agent (Erdman/Anthony), Comcast, AT&T and Bridge GC- Frank Subjinski to discuss a potential path to have the communications cables run underground. AT&T and Comcast to provide a quote for the CORB to consider. A meeting is scheduled next week with Jonathan Evans and Julie Botel to have cables put underground. BCI gave CRB an estimate to put the cables underground. They can do it for around \$60,000, but a change order must be done, and Erdman Anthony has to sign off. There's a sense of urgency, since if BCI leaves, they won't come back.

3) Architectural Review Committee – Nothing new submitted, although three homes were given permits by the city without our knowledge- they have not been sending permit apps to us first.

4) Landscape – Nothing to report, Sharman has been watering in brown grass areas.

5) Community Life – The report submitted to the board was discussed.

6) Security/Lighting - No security activity. Tzivia commented that the main road is quite dark, but that's a CRB issue.

7) Communications – Blast Emails Sent to Residents -1 - regarding GB Bridge work Saturday August 6, 2022. Traffic to Website - down 46% compared to previous month.

8) PayHOA – Ronnie has agreed to take the lead on executing the new features offered. Fran and Leticia will identify the best method for creating mailing list and labels.

9) Covenants / Bylaws Review – the Bylaws / Covenant Committee - The committee is now focused on preparing the changes to the Covenants, including how best to address rental restrictions. The committee is reviewing line by line, which is very time consuming.

10) Iguana Control - Redline conducted one interior visit in August capturing 13 Iguanas. While not a significant number, these are the ones they have to find in yards. The boat visit that was scheduled for August has been delayed until September 6th and we will have a report following this.

**V. Old Business**

a. Insurance Coverage- Since we haven't been able to obtain a quote for liability coverage, the issue has been dropped.

b. Estoppel process – After a meeting on August 14th with the principals involved in the process, a “final” version of the process was prepared and distributed for review/comment later that day.  
Discussion ensued regarding various options for restrictions on Airbnb and VRBO.

Motion that the Committee put two specific paragraphs regarding restricting rentals; a 24 month waiting period for new owners, and limiting the rentals to 3 times per calendar year. Prospective buyers must sign off acknowledging their agreement.

Moved by: \_\_\_\_\_ Rob Jacobs \_\_\_\_\_ Seconded by: \_\_\_ Leticia Gnazzo \_\_\_\_\_

Pass/Fail \_PASS, with 2 negative votes

- c. 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.

**VI. New Business**

- a. Florida Statue Certificate of Completion of the Board Member Certification Course requirements. Some Board members have completed the Certification Course and their certification documentation has been posted on PayHOA. We need the remaining members to submit their certifications.
- b. Directory Report and Discussion –
  - i. Due to the dates of the annual meeting in March, it has put pressure on completing the directory in a timely manner. The recommendation was made to begin the development earlier - in February, with a cut-off for new owners in February. There was a suggestion to have the annual meeting in February as well, all agreed.
  - ii. There is some difficulty with PayHOA (since it doesn't alphabetize), the reports, and being able to print labels. We will investigate that. Several board members offered help to try to obtain an Excel file from PayHOA to create labels.
  - iii. Since at the time, there were two lists of owners - PayHOA and the treasurers list. Some differences in owner information in PayHOA were noted and so with the proxy statements we will collect current updated information annually.
  - iv. Directories will be mailed as agreed and included in the budget.
- c. Approval of the Maintenance Agreement Between CORB and Palm Beach Isles Property Owners Association
- d. 1121 Fairview – complaints about trash and lack of maintenance. George will send a letter with pictures to the owner.
- e. Julie proposed that some type of improvement be made to a property within a certain time of being demolished.
- f. Julie asked for a volunteer to take over the Webex from the meetings. Nobody volunteered.

**VII. Opportunity for Non-Board Guests to Comment or Raise Issues**

**VIII. Location for October 10, 2022 meeting – 1290 Fairview Lane**

**IX. Adjournment**

a) Motion to adjourn meeting. 9:00 pm

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

Pass/Fail \_\_PASS\_\_