

**Palm Beach Isles Property Owners' Association
Board Meeting Minutes
December 15, 2022**

IN PERSON @ 1290 FAIRVIEW LANE & WEBEX 7:06 pm

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

I. Announcements - None

II. Approval of November 15, 2022 Meeting Minutes

a) November 2022 –

Discussion regarding the seeming lack of progress on rules enforcement. George said that he'd tried, but he'd gotten a lot of pushback.

Motion to accept and approve the Minutes of the **November 15, 2022** Board Meeting.

Moved by: _____Rob Jacobs_____ Seconded by: __Dave Brady_____

Pass/Fail __PASS_____

III. Treasurer's Report for November 30, 2022

a) No discussion

Motion to accept and approve the Treasurer's Report dated October 31, 2022.

Moved by: _____Ronnie Friedman_____ Seconded by: __Leticia Gnazzo_____

Pass/Fail __PASS_____

IV. Committees Reports:

- 1) Executive Committee – the Committee had no formal actions since our last board meeting.
- 2) Bridge/Road Liaison – Two meetings with BCI (Frank Subjinski) in November.
 - a. Utility line installations- concluded all lines at central entrance will remain above ground but higher due to bridge & angle analysis for underground routing. Dave said that the City of Riviera Beach engineer has asked for things that are much more expensive and generally unavailable. There'll need to be a compromise.

Motion to cover the cost of appreciation.

Moved by _____ Bill Contole _____ Seconded by _____ Julie Logsdon _____
Pass/Fail ___ PASS

b. FPL cement line work scheduled.

c. Grand Bahama bridgework in final stages – will be concluded before the end of December, as scheduled.

d. Final pull out and cleanup of all equipment will occur in mid-December – grass and other misc. replacements of neighboring resident's lawns will be determined in December. Frank and the GC will meet with them individually and copy the committee upon finalization.

3) Architectural Review Committee – Dock approved, but different than had been requested.

4) Landscape – All on hold.

5) Community Life – The committee has worked on the upcoming Brunch

The date is confirmed: Sunday, February 5th

The location has been secured: Ocean Reef Park

The entertainment / music is being booked

Food options being researched

A Save The Date will be sent the first week of January

Holiday Decorations:

The front entrances of Island, Gulfstream and Bimini were decorated with new wreaths using solar lights. New decorations and ribbon were purchased to refurbish existing wreaths.

6) Security/Lighting – Proposal to replace all cameras on all streets; Island Drive @ \$2,800.00, Gulfstream and Bimini @ \$9,600.00. Gulfstream and Bimini will be replaced first.

7) Communications –

a. WEBSITE- Traffic on the website is up 25%.

1. Visitors are finding the website directly more than using search engine

2. Most popular page is the covenants / rules page

3. Second most popular is neighborhood news

b. Emails blasts to residents - Two emails were sent in November

1. Mail taken from mailboxes in the neighborhood

2. Road work & closure due to FPL pole installation at central entrance

8) PayHOA – There are new features to be explored and possibly utilized. Ronnie to post Minutes each month and take on more responsibilities from Chris

9) Covenants / Bylaws Review – the Bylaws / Covenant Committee - The committee has prepared the proposed changes to the Covenants and has requested committee approval to submit to our attorney to prepare the “formal” version for use to future approvals. The Committee will send to the attorney and bring it back to the Board for approval and then send to all residents.

10) Iguana Control – Redline continued to focus on the ocean houses as well as other interior lots in the month of November. A total of 21 iguanas were removed. They also collapsed in a few burrows along the seawall and will continue to remove as many as they can heading into December as this is the time of year they start to breed. They will report back with the results.

Redline has also sent the proposal for next year. The price is unchanged @ \$7,000.

Motion to continue the iguana abatement with Redline at current level

Moved by: _____Julie Logsdon_____ Seconded by: __Leticia Gnazzo_____

Pass/Fail _PASS_____

V. Old Business

a. Estoppel process – A “final” change to the process was submitted to the Board members for their information. Fran agreed to update PayHOA during that process. The updated form is being used, which says that they agree to abide by the rules and covenants.

b. Rules enforcement – We will be using various methods to inform/remind residents of the existing rules and develop a process to enforce them.

STEP 1: Courtesy letter (usually is sufficient)

STEP 2: Violation notice

Motion to use the current courtesy letter and violation notice to enforce the existing rules.

Moved by: _____Leticia Gnazzo_____ Seconded by: __Ronnie Friedman_____

Motion TABLED until the letter is sent to the Board for approval.

c. Maintenance Agreement Between CORB and Palm Beach Isles Property Owners Association was submitted to the City. We’ve received the fully

executed contract.

- d. Florida Statue Certificate of Completion of the Board Member Certification Course requirements. We need the few remaining members to submit their certifications.

VI. New Business

- a. We need to review the annual budget and vote on it in January.
- b. Dave suggested using funds to invest in landscaping on Bimini and Gulfstream and painting entrance monuments. Julie volunteered to take the lead on monument painting, and Sharman to lead on landscaping.

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

VIII. Location for January 9, 2023 meeting – 1290 Fairview Lane

IX. Adjournment

- a. Motion to adjourn meeting. 8:35 pm

Moved by: ___Ronnie Friedman_____ Seconded by: ___Dave Brady_____

Pass/Fail__PASS__