

**Palm Beach Isles Property Owners' Association  
Board Meeting Minutes  
January 9, 2023**

**IN PERSON @ 1290 FAIRVIEW LANE & WEBEX 7:08 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, Ronnie Rosenberg-Friedman – Secretary, David Brady, Julie Logsdon, Bill Contole, Sharman Nicholson, Sabine Pouille, Leticia Gnazzo, Fran Barfoot, Alison Brown, Tzivia Namdar, Rob Jacobs  
**Directors Via Webex:** None  
**Directors Absent:** None  
**Guests:** Larry Lewark, Vicki Price

- I. **Announcements** – Barbara Oetzman has submitted her resignation for the office of Treasurer.
- II. **Approval of December 15, 2022 Meeting Minutes**
  - a) December 2022 – No discussion

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

Moved by: \_\_\_\_\_Julie Logsdon\_\_\_\_\_ Seconded by: \_\_Leticia Gnazzo\_\_\_\_\_

Pass/Fail \_PASS\_\_\_\_\_

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

- a) No discussion

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

Moved by: \_\_\_\_\_Rob Jacobs\_\_\_\_\_ Seconded by: \_\_Fran Barfoot\_\_\_\_\_

Pass/Fail \_PASS\_\_\_\_\_

**IV. Committees Reports:**

- 1) Executive Committee – the Committee had no formal actions since our last board meeting.
- 2) Bridge/Road Liaison –  
ISLAND DRIVE  
Painting of walls, planters etc. will occur next week.  
Utilities Transfer Completion by end of January.

Upon completion of Utilities transfer a change order was approved to bring electricity to the Landscape "Breaker Box"

**BUT....as discussed in the December meeting, the purchased breaker box (by the city) is out of stock AND UNLESS WE (POA) REQUEST A DIFFERENT BOX WITH THE CITY, WE WILL WAIT THREE MONTHS FOR THAT SUPPLY CHAIN MATERIAL**

Final walk thru with city, FDEP, FDOT will occur when all of this is solved NO LATER THAN first quarter 2023.

Terrence and Dave to meet to discuss the panel. CRB wants to use stainless at \$23,000, and they're unavailable. An \$8,000 one would work, and we have the money in the budget to purchase it.

#### **GRAND BAHAMA LANE**

Structural & Painting Complete

Currently working on removing all equipment from site area will be completed by January 16, 2023

#### **OVERALL**

January 2-20, 2023 -BCI crews, while removing equipment and awaiting utilities placement, the following residents will have landscape, sodding, irrigation, pressure washers, & fencing replaced as part of the "post bridge" replenishment of their yards:

**Barnharts, Carlsons, Fallens, Krauses, Claira Larose, Russells, Vickie Johnson, Williamsons, Hadjoglous & The Smiths.**

3) Architectural Review Committee – Nothing new

4) Landscape – Island Dr.

- i. Sharman has had many inquiries from neighbors as to when the entrance will be finished.
- ii. Soon there will be sod and no landscaping, so the inquiries will be many and loud.
- iii. She'd like to send out a letter explaining the present delay due to FPL.
- iv. Sharman has requested from Fritz an updated maintenance fee for the entrances for 2023.

Gulfstream and Bimini – Sharman's suggestion for north and south sides of the two streets is the following:

- v. To better identify the entrances, they should resemble Island Dr.
  1. Remove the sable palms; 17 in total.
  2. Remove the oleander, which is only in use on those streets and not uniform in shape.
  3. Plant 2 Royal Palms and 3 Cassia Bulnesia
  4. The Royals mimic the Island Dr. entrance; the Cassia Bulnesia a flowering tree will be on the west side of Island Dr. bridges.

5. Notes: Royal Palms are self-shedding – this will reduce the cost of maintenance of the sables which have to be cleaned periodically especially before holiday season.

The Cassia is a flowering tree- large yellow flowers which does not require the maintenance of the existing oleanders. (The oleanders were already existing, as were the sables)

- vi. For Xmas decorations the Royals are easier to wrap lights.
- vii. Paint the walls. Julie got samples and reviewed them with Sharman. They'll submit 2 options at the next Board meeting.
- viii. Sharman has requested a quote from Fritz for the removal and install on Bimini and Gulfstream. The funds are to come from reserves.

5) Community Life – Planning a community luncheon; target date: February 5<sup>th</sup>, 11:00 AM– 2:00 PM. Email invitations went out and posted at entrances. RSVPs are coming in.

6) Security/Lighting – First round of cameras have been ordered.

7) Communications – Met with the Community Life Committee to finalize community event Flyer and entrance yard signs. The Neighborhood Brunch event will also be posted on the website. Website visitation is down below 8% over the last 30 days mostly due to the holidays.

8) PayHOA – Continued work on 2023 Budget, approval of new residents in the system, sending email updates to the community, processing resident correspondence including iguana, architectural review, and general requests. A meeting is scheduled with the Community Life committee to discuss using PayHOA for the February brunch.

9) Covenants / Bylaws Review –the Bylaws / Covenant Committee - The committee has submitted the proposed changes to the Covenants to our attorney who will prepare the package of documents to be used for approvals. The documents are anticipated to be available in January.

10) Iguana Control – Redline was onsite periodically in December. In total, 11 iguanas were removed, including 2 that were gravid. We continue to focus in the front of the community and other hotpots as the population is still out of control in certain areas. Although complaints generally go down this time of year, we urge residents to continue reaching out as iguanas are starting to breed. It is advantageous to remove them before they can lay eggs, so Redline will continue to hit it hard in January, including a boat visit. They were back on-site January 3rd and removed an additional 7 iguanas, so off to a

good start. The board voted to renew the Redline contract for the same level of services in 2023.

**V. Old Business**

- a. Estoppel process – A meeting of the “Estoppel Team” is required to decide on a few minor changes to the process.
- b. Rules enforcement – A Rules committee was established to evaluate the existing rules and to create the formal process for handling violations. The committee consists of Chris Renga, Leticia Gnazzo, Rob Jacobs, Ronnie Friedman, and George Williamson as Chairman.

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

Moved by: \_\_\_\_\_ Ronnie Friedman \_\_\_\_\_ Seconded by: \_\_\_ Sharman Nicholson \_\_\_\_\_

\_\_\_PASS (w 2 negative votes)\_\_\_

- c. Maintenance Agreement Between CORB and Palm Beach Isles Property Owners Association was submitted to the City and was signed by the City.
- d. Florida Statue Certificate of Completion of the Board Member Certification Course requirements. We need the few remaining members to submit their certifications.
- e. George has reached out to Frank to schedule an event to show our appreciation for the work that they’ve completed. Since most of the crew has moved on to other jobs, it was agreed that we give a gift card of \$250.00 to Jason Graham, the project manager.

**VI. New Business**

- a. The draft 2023 budget has been distributed -

Motion to accept 2023 budget.

Moved by: \_\_\_\_\_ Rob Jacobs \_\_\_\_\_ Seconded by: \_\_\_\_\_ Julie Logsdon \_\_\_\_\_

\_\_\_PASS\_\_\_

- b. Need to establish a date and venue for annual meeting - the date of the meeting is March 13, 2023  
Dues invoices to be mailed February 1, Annual Meeting announcement and proxies shortly after. Venue will be the Ambassador Center.
- c. Establish dates for the Board Meetings remaining in 2023- Every other month during the summer and skip December.

- d. Transfer the role of Treasurer from Barbara Oetzman to Chris Renga.  
Transfer of the role of Vice President to Ronnie Friedman  
Transfer of the role of Secretary to Leticia Gnazzo  
George Williamson to remain as President.

Moved by: \_\_\_\_\_Julie Logsdon\_\_\_\_\_ Seconded by: \_\_\_\_\_Dave Brady\_\_\_\_\_

\_\_PASS\_\_

George and Chris will need to become authorized signers on Palm Beach Isles Property Owner's accounts.

- e. Meeting with CORB Public Works Director Louis Johnson & Julia Botel, City Council Member, Riviera Beach City Council, District 4 to address the community's roads and storm drains. The CORB is going to do a major survey of roads and storm drains in Riviera Beach and renovate the worse ones.
- f. Options for mitigating speeding on our streets- Speed limit electronic signs seem to be effective. Portable one is an option. Larry will look into it.

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

**VIII. Location for February 6, 2023 meeting – 1290 Fairview Lane**

**IX. Adjournment**

- a. Motion to adjourn meeting. 8:48 pm

Moved by: \_\_\_\_\_Ronnie Friedman\_\_\_\_\_ Seconded by: \_\_\_\_\_Julie Logsdon\_\_\_\_\_

Pass/Fail\_\_PASS\_\_