

**Palm Beach Isles Property Owners' Association
Board Meeting Minutes
October 11, 2021**

IN PERSON @ 1290 FAIRVIEW LANE & WEBEX 7:07pm

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

I. Announcements

- a) For Committee reports and requests for agenda items –please respond directly to the emails sent by the President.

II. Approval of September 2021 Minutes

September 2021 – It was requested that the September minutes be circulated in Word so that changes can be made and tracked. Not approved yet.

III. Treasurer's Report for September 2021

- a) September 2021 – No discussion

Motion to accept and approve the Treasurer's Report dated **September 30, 2021**

Moved by: ___Rob Jacobs___ Seconded by: ___George Williamson___ PASSED

IV. Committee Reports & Goals

- a) Executive Committee – The Committee has been actively addressing issues throughout the month.
- b) Bridge/Road Liaison – Two notices went out to all PBI residents reminding them of traffic pattern changes, safety protocols, Grand Bahama Construction layout, and timeline. A street meeting was held. Frank Subjinski from BCI showed all affected residents the Grand Bahama construction timeline and street closure layout. Ten people attended.
- c) Architectural Review Committee –
- d) Landscaping – As reported by Sharman Nicholson
Bids have come in, and it was apparent that a more comprehensive plan for irrigation was needed to ensure the success of the landscaping and the investment made. It makes sense to remain true to the landscape architect's plan, despite the concerns of the installers regarding the suitability of some of the plants. Some of the concerns deal more with sourcing than whether it is the right choice of plant. If 6 months from now the installer chosen for the project is unable to find a suitable source for the plants in question, we may have to make adjustments at that time.

e) Security/Lighting - No events this past month. There is one camera on Gulfstream that is flickering and will need to be replaced.

f) Community Life Committee – As reported by Fran Barfoot
Currently identifying all 2021 new residents and estoppel requests in PayHOA and providing updated materials. This will be completed in October 2021.

g) Communications – As reported by Leticia Gnazzo
Sixty-nine visits to the PBIPOA website. Of that, 89% were new visitors and 11% returning. Top Traffic Source - #1 Search Engines (Google, Bing), #2 Direct Access. Top pages sourced - #1 Contact Us. Email Inquiries: Received 14 Emails of that, 75% Grand Bahama issues and 25% - Estoppel. Architectural Emails - Don't have stats -Emails go directly to Chip Lubeck.

h) PayHOA –
Continued to approve new residents in the system, reporting updates, receiving resident correspondence including iguana, architectural review, and general requests.

i) Covenants / Bylaws Review –
The Committee has been meeting regularly and plans to continue its meetings until the work is completed. Once the work is completed, the Committee will present its recommendations to the Board for a discussion and a vote.

j) Iguana Control – As reported by Julie Logsdon
Redline completed a quarterly round of trapping and boat visits. In total, they successfully removed 58 green iguanas, including two gravid females. While there is still a healthy population of iguanas within the community, the results were good, and we are gaining control. Redline will be back onsite in November to complete the final quarterly session. All residents who have submitted maintenance reports are on the list and should be visited. Any resident that no longer has an issue should let us know so that they may be removed from the list.

V. Old Business

- a) Bridges
 - i. Bids and related Spreadsheet
 - 1. To be submitted to the City by 10/15
 - ii. Electrical - There are three parts
 - 1. Meter
 - 2. Breaker panel
 - 3. Landscape lighting
 - iii. Lighting
 - 1. Street lights
 - 2. Landscape lights – Out for bid
 - iv. Landscaping
 - 1. Main Entrance – In the process of being approved and subsequently implemented

2. Grand Bahama – To be done in a smaller scope
 3. Bimini and Gulfstream – Will be done, but at a later time
 4. Presentation to the Community once plan finalized – Information to be provided on the website
 5. Delay changes to plant selection
 - v. Irrigation – To be determined
 - vi. Agreement – Between PBI and Riviera Beach. The city contract isn't to put new burdens on us.
 - vii. Insurance – Liability insurance for the POA is being investigated
 - viii. Reopening ceremony – A ribbon cutting ceremony will be held when the bridge reopens
 - ix. Pre-holiday breakfast for BCI or gift card purchase – George has generously offered to host a barbecue for the BCI crew, date to be determined.
- b) Subcommittee Summaries & Newsletter
- c) Back-ups for Committees – To be submitted by next meeting

VI. New Business

- a) Lien payments – One is paid, others still outstanding
- b) Sandpipers – Information sheet about the group to go into welcome package
- c) Resident Inquiries re: speeding
 - i. Resident inquires/issues raised outside of Board meetings. Discussion was had.
- d) Website Cost approval:

Motion to accept and approve \$187.10 overage charges for domain names & emails

Moved by: ___ Chip Lubeck ___ Seconded by: ___ Larry Lewark ___ PASSED

- e) Landscape – proposal for new maintenance company to be investigated

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

There were no non-Board guests in attendance

VIII. Adjournment

- a) Motion to adjourn meeting. 9:25 PM

Moved by: ___ Ronnie Rosenberg-Friedman ___ Seconded by: ___ Barbara Oetzman ___ PASSED

Next Meeting: November 8, 2021 @ 7:00 PM at 1040 Fairview Lane