

**Palm Beach Isles Property Owners' Association
Board Meeting Minutes
June 13, 2022**

IN PERSON @ THE AMBASSADOR CENTER & WEBEX 7:12pm

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

I. Announcements

II. Approval of May Meeting Minutes

- a) May 2022 – No discussion
Motion to accept and approve the Minutes of the **May 3, 2022** Board Meeting.

Moved by: _Julie Logsdon_____ Seconded by: __Sharman Nicholson_____
Pass/Fail __PASS_____

III. Treasurer's Report for May 31, 2022

- a) No discussion
b) Motion to accept and approve the Treasurer's Report dated May 31, 2022.

Moved by: __Bill Contole_____ Seconded by: __Sharman Nicholson_____
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 – Island Drive Work
 - A. Review of general scope of work – based on FPL design
 - i. FPL to walk us through the FPL design and installation drawing for the ultimate condition on Island Drive North:
 - 1) FPL provided an overview of the design:
 - Easternmost timber pole remains

- 2nd easternmost timber pole is removed, and a new concrete pole is installed approximately 10' to the west
 - The existing timber pole (that was installed for the temporary line switch) in the center of the side yard at 1290 Fairview Lane would remain in its current position and would carry the new OH lines.
 - Pole is leaning and Wilco should be able to straighten/stabilize.
 - POA is unhappy with this design and aspect of keeping the timber pole. New design now has more poles and a mix match of timber and concrete poles.
 - FPL is hoping to keep existing poles that meet standards to economize effort.
 - E-A asked Comcast and ATT to provide ballpark estimates for the cost of the anticipated underground installations (no longer needed since now likely overhead? Erdman-Anthony [E-A] to decide).

B) After much discussion and consideration of many design concepts, the following design and installation scope was agreed to by the POA, FPL, Comcast, ATT, E-A:

- Install new concrete pole just west of 2nd easternmost timber pole - symmetrical to waterway and in line with new pole planned at 1290 Fairview Lane side yard property
 - Install new concrete pole at 1290 Fairview Lane side yard property to replace the leaning temporary timber pole. New concrete pole to be symmetrical to waterway and in line with new planned concrete pole just west of 2nd easternmost timber pole
 - All FPL, Comcast, and ATT lines will be installed above ground, nothing underground
 - FPL/Wilco to install new 55' long concrete poles, embedded approximately 14' in ground
 - Lowest wire (ATT) will be approximately 33' off the ground at the pole
 - ATT to run calculations to determine the line sag, and height off the ground of their wires at the lowest point between the poles. It is anticipated that ATT's lowest line will be at least 25' off the ground at the lowest point of sag
 - FPL will work on a redesign for the Island Drive north side ultimate condition – with all concrete poles, as described in item 1.a.2) above. Redesign may take 2-4 weeks and concrete poles have a 6–8-week lead time.

C. Discussions of the existing temporary installation on Island Drive South, any concerns it is stable until lines are moved to the North side

- Only ATT and Comcast will be on current south side temporary poles after FPL moves powerlines to the north side next week.
 - Wilco to stabilize temporary pole at the corner of Island Drive (exit road) and A1A.

2. Start date, sequence, and approximate durations of FPL/Wilco activities on North Side.

- FPL to perform a temporary transfer of its OH lines from the south side of Island Drive to the north side of Island Drive next week.
- Will be night work, and FPL will provide notice in case of temporary shutdown. Shutdown, although not anticipated, would be a maximum of 2 hours.

D. As the Board is unhappy with the plan to have all wires overhead, George will follow up with E-A and request that they return to the original plan of having Comcast and AT&T wires run underground.

E. BCI will make payments to all vendors on our behalf.

3) Architectural Review Committee – Requests for approval for house on Fairview and a generator.

4) Landscape – Planning to meet with Bob Johnston of Natures to discuss possibility of starting the project and doing the front half of Island Drive. Need to discuss with BCI to identify if we have electric as that may hold us up. Memorial bench has been transferred to the Fire Dept location on Singer Island by Jaime Padden. Made appointment with Bob Johnston and Steve Kravenberg for Wed- it had been discussed to initiate a partial install at least major trees in front Island Dr section. Met with Frank Subjinski to ascertain if it would at all be possible to begin the install at least on the cleared front section of Island Dr., if not all the islands as well. Briefly due predominately to FPL – it is not feasible currently to do any installation. The main lines have yet to be transferred to north side, possible install of FPL and ATT boxes and location has not been identified. There would be no power yet nor any irrigation. Cancelled meeting with Bob Johnston and Steve /Landscape Architect. BCI to install grass.

5) Community Life – The 2022 Directory project is complete with all directories distributed via US mail or hand delivered as requested. A final report will be sent to the board outlining observations and recommendations for creating future directories. It was noted that the “Rules We Live By” that is included in the Directory and posted on our PBI Web Site is not a board approved version. It was agreed that the Rules would be removed from the Web Site until an approved version is available.

6) Security/Lighting - No incidents. One camera was replaced. Had water in it.

7) Communications – PBIPOA sent a blast email to all central entrance residents regarding Bridge & FPL work in the entrance area. PBI POA Web Site statistics were distributed to Board members via email.

8) PayHOA – Continued to record and apply Dues check payments, approve new residents in the system, send email updates to the community, and receive resident correspondence including iguana, architectural review, and general requests.

9) Covenants / Bylaws Review – the Bylaws / Covenant Committee resumed their monthly meetings on May 23rd. The committee is nearly complete with the Bylaws

review. The next step will be a review with our attorney. Then the committee will transition to a review of the Covenants. All the proposed changes will be presented to the board for review and approval before being released to the community for their approval.

10) Iguana Control – Redline was on-site May 6, 10 and 24th and 42 iguanas were removed. They are aware that there has been an uptick in activity. This is common for this time of year and will make sure to bring the population back under control. We received new areas of request and will plan another boat visit for June.

V. Old Business

- a. Insurance Coverage- Our Officers and Directors coverage expires soon but will be automatically renewed. Julie volunteered to get quotes for liability insurance. It's been difficult to obtain since it's Riviera Beach property, but we'd also be liable for any incidents that may occur.
- b. Estoppel process – The current system is very confusing. George will process a document identifying the steps in the process and the responsibility for each step.
- c. Bridges & Bridge Budget Update – Already recorded
- d. Rules enforcement - The committee working on the revisions to the Bylaws and Covenants will transition to updating the Rules after the Bylaws and Covenants updates are completed. George and Bill will devise a progressive enforcement process to inform/remind residents of the rules.

VI. New Business

- a. Confirmation of annual maintenance fee amount, due date and when late fee is invoked (number of days after the due date) and the amount of the late fee. Discussion to be continued.
- b. It was discussed whether to post the monthly Treasurer's Report on PayHOA. No decision was made.
- c. It was decided that we eliminate the left turn lane exiting Island Drive.

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

- a. Vicki Price questioned why there was no "Do Not Enter" sign at the end of the exit lane from Island Drive. There had been one in the past. George agreed to investigate.

VIII. Location for July 11, 2022 meeting –

Since the Ambassador Center meetings didn't get the response we had intended (improved attendance by non-Board members), it was decided to hold them at a Board member's house at least until the Snowbirds return.

Motion to hold subsequent meetings at Board member's house.

Moved by: Bill Contole Seconded by: Alison Brown
Pass/Fail PASS

July meeting to be at George's house, 1290 Fairview Lane

X. Adjournment

a) Motion to adjourn meeting. 9:05 pm

Moved by: ___Ronnie Friedman_____ Seconded by: ___Fran Barfoot_____

Pass/Fail__PASS__