

**Palm Beach Isles Property Owners' Association
Board Meeting Minutes
August 8, 2022**

IN PERSON @ 1290 FAIRVIEW LANE & WEBEX 7:14 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, Sharman Nicholson, Julie Logsdon, Bill Contole, Fran Barfoot, Alison Brown, Tzivia Namdar, Rob Jacobs
Directors Via Webex: Ronnie Rosenberg-Friedman – Secretary, Leticia Gnazzo
Directors Absent: Sabine Pouille
Guests: Larry Lewark

I. Announcements - None

II. Approval of July 11, 2022 Meeting Minutes

- a) July 2022 – No discussion
Motion to accept and approve the Minutes of the July 11, 2022 Board Meeting.

Moved by: _____ Rob Jacobs _____ Seconded by: ___ Dave Brady _____
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 July 31, 2022.

Moved by: _____ Alison Brown _____ Seconded by: ___ Ronnie Friedman _____
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 – July meeting with Bridge GC- Frank Subjinski; updated schedule on website. Meeting with Utility Companies, City, GC & Bridge Committee set for August 2022 - Date TBD. So far construction on schedule; no weather nor supply chain issues causing any setbacks. Major construction to ensue in August as GB lane will switch sides along with the new seawall construction. Utility rep and City rep on vacation. Meeting to be held later this month, date to be determined.

Wednesday's traffic pattern on the Grand Bahama bridge will be challenging, as they will be switching the lanes over. Potential for extended wait times to cross.

3) Architectural Review Committee – Chip and Dave approved the proposed large dock on the corner lot

4) Landscape – Nothing to report

5) Community Life – No activity since last meeting. Awaiting notification of new residents.

Report submitted to Board outlining Directory creation observations and recommendations to enhance the process.

6) Security/Lighting - No security activity. Some of the cameras are planned to be repaired this month. Two cameras out.

7) Communications – In July, after extensive research Website posted previously approved “rules we live by.” Bill and George are working on updates.

Analytics - highest percentage of visits to website are direct access verses web searches. No communications sent to residents.

8) PayHOA – Scheduled a committee meeting for August 15. Continued to approve new residents in the system, send email updates to the community, receive resident correspondence including iguana, architectural review, and general requests.

9) Covenants / Bylaws Review – the Bylaws / Covenant Committee - Submitted the Bylaws with proposed changes to our attorney on June 22, 2022. Attorney preparing his review. As soon as we resolve his comments, we will submit the proposed changes to the board for review before submitting to the entire community. The committee is now focused on preparing the changes to the Covenants to address short term rental restrictions (e.g., Airbnb, VRBO, etc.).

The Board is asked to comment on the email so that we don't have to wait until the next meeting to discuss.

- 1) 10) Iguana Control – In total, Redline removed 29 iguanas from PBI in July. They would have liked to have removed more and will hit it hard in August including a boat visit. There is a particularly tricky Iguana hiding in a roof on Dolphin for which they will set a trap. There was a noted increase in juveniles which is expected this time of year. A good time to remove them is at night and we encourage residents who notice an influx of juveniles to reach out so we can deal with them appropriately.

V. Old Business

a. Insurance Coverage- Liability has been declined by all insurance companies that were approached. Still checking but doesn't look promising.

b. Estoppel process – Process document submitted to responsible board

members for review on July 3, 2022. The process document should be finalized this month. Committee will meet this weekend and put together a plan of action.

- 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. Future certifications should be posted on PAYHOA as well, so that subsequent secretaries have access.

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

Larry Lewark thanked the Board for their service.

VIII. Location for September 12, 2022 meeting –

1290 Fairview Lane

IX. Adjournment

a) Motion to adjourn meeting. 8:07 pm

Moved by: ___Ronnie Friedman_____ Seconded by: ___Leticia Gnazzo_____

Pass/Fail __PASS__