

PBI POA BOARD MEETING MINUTES
February 13, 2023
1290 Fairview Lane, Palm Beach Isles

QUORUM: Yes 7:10 PM

NOTICE: Posted (website and neighborhood signage)

OFFICERS PRESENT: George Williamson, Pres., Ronni Rosenberg-Freidman - VP, Chris Renga - Treasurer, Leticia Gnazzo – Secretary, Dave Brady, Bill Contole, Fran Barfoot, Sharman Nicholson, Rob Jacobs, Sabine Pouille, Julie Logsdon.
Allison Brown via WebEx

OFFICERS ABSENT: 0

GUESTS: *Christina Thompson – Grand Bahama Ln*

PREVIOUS MEETING

MINUTES APPROVAL: Motion to approve Leticia Gnazzo, 2nd Ronni Rosenberg-Freidman, all in favor - ACCEPTED.

TREASURES REPORT: Motion to approve Fran Barfoot 2nd Ronni Rosenberg-Freidman, all in favor - ACCEPTED.

COMMITTEE REPORTS:

1. **Executive Committee** – the Committee approved the release of funds from reserves to cover the deposit for landscape upgrades at Bimini Lane and Gulfstream Way entrances.
2. **Bridge Replacement Liaison**
 - i. Brother’s Construction used January 2023 to wrap up punch list items; installing sod in neighbor’s yards, pole relocation with FPL, etc.
 - ii. Bridge Replacement Project will conclude BY FEBRUARY 15, 2023. All roads will be open, tractors gone as well as the cones. (2018-2023) .
 - iii. Brother’s Construction will return periodically to assist the Landscaping Committee in the fulfillment of that project.

***This concludes the Bridge Committee's Compliance and Community responsibilities to the Community and will most likely be the last Report*
3. **Architectural Review Committee** – 0 activity during the last month
4. **Landscape Committee** –
 - a) Bimini & Gulfstream Refurbishment Project:
 - i. Bid submitted by Fritz Landscape and reviewed by Steve Kvarnberg.
 - ii. Proposal submitted to executive committee and 50% deposit funds requested from Treasurer.
 - iii. Gulfstream residents are in sync with the project – North corner of Bimini is delighted.
 - b) Painting of Monuments to be done upon completion of project. Painting bids to be presented at Board meeting.

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- c) The Adonidia Palm Tree that was removed from Grand Bahama and temporarily stored has found a new home on Emerald Lane on the side that was host to the BCI construction trailer for the last 2 years.
- d) Island Drive - Naturesway will be removing the sod beginning third week of February in preparation of CMI electrical pipe install. Once CMI has completed the install, Naturesway shall be laying out the irrigation and prepping the area for landscape install first of March. Large coral rocks (by end of Monday 2/6/23) will have been placed as per final approved landscape drawing. The offer to move the rocks came from BCI and as always, graciously done by Jason and his crew.

e) PBIPOA Monthly Landscape Maintenance Proposal FRITZ – 2023 -24 Year

i.	Estimate Date (01/24/2023) GENERAL MAINTENANCE LANDSCAPE PROPOSAL	
ii.	BIMINI DR. ENTRANCE	\$ 250.00
iii.	GULFSTREAM DR.	\$ 250.00
iv.	GRAND BAHAMA BRIDGE	\$ 250.00 (still under discussion)
v.	ISLAND DR	\$ 600.00
vi.	Estimate Total (USD)	\$1,350.00

5. **Community Life Committee** - The committee has been engaged in the planning and implementation of the PBIPOA Tropical Bunch on Sunday, February 5, 2023. It was a team effort with many volunteer hours. All RSVPs were recorded and invoiced in PayHOA, encouraging residents to pay online and for many to log into the system. A meeting with PayHOA was held to support this approach.

- a) A gift card was purchased (as agreed on by the board) awaiting delivery to the BCI project manager.
- b) Special ordering of annual meeting presentation item was completed.
- c) All 2022 residential home purchases were reviewed by the committee on both the county site and in PayHOA to align our information and capture or edit information on new residents.
- d) Welcome gifts will be delivered or mailed by the end of February.
- e) Directory has begun initial planning, as required – The Directory is scheduled to be released April 2023.

6. **Security & Lighting** - New cameras and new recorders have been purchased, installed and are operational for Gulfstream and Bimini. They look great and have improved night vision. In addition, the new recording equipment will allow us to maintain a data record of unfamiliar license plates entering and exiting. This information will aid in expediting incident research. All Island Drive cameras and recorders will be replaced after construction is complete and street lighting is installed.

7. **Communications Committee** – Two Communications to Residents via email 1) Brunch, 2) Central Entrance temporary traffic pattern diversion

- a) Website Analytics January Website Analytics – Visitors -105
New 78% (82) Returning 22% (23)
Covenants-Rules - 73%
Homepage - 62%
Contact-us - 46%
About PBIsles - 41%
Meeting-minutes - 40%

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8. **PAY HOA** – – Finalized work on the following: 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. The Annual Dues Invoice will be sent after the brunch (February 5th) to avoid potential billing confusion. Final Budget Actuals will be presented at the Annual Meeting in March.
9. **Covenants Bylaws Committee**– The committee is reviewing the package of documents received from the attorney intended for us to submit to the community for approval. The committee should complete the review and prepare the package for release to the community by the end of March 2023. A separate package of revised Bylaws will be presented to the Board TBD.
10. **Iguana Control Committee** – Redline visited 4 times in January and captured 37 Iguanas. Another boat visit is scheduled for February, as this month is also breeding season as well as continuing to hit problem areas in their biweekly visits.

OLD BUSINESS / DISCUSSION:

- A) **Estoppel Process** is being handled by Rob Jacobs and Fran Barfoot. *Process steps and wording were updated and are now being used for smooth interaction with Title companies and new owners.*
- B) **Rules Enforcement** – A rules committee was established to evaluate existing rules and violation procedures. *A formal process has been established and will begin with a courtesy letter to the owner. Non-compliant action by the homeowner will result in a Second and Third step which will be presented to the board for approval at the March meeting.*
- C) **Certificate of Completion of Board Members** Certification Course requirements are 95%. *Two members are currently in the process of certification.*
- D) **Event** to recognize BCI *will be held in March 2023*
- E) **Annual PBIPOA Meeting** - has been confirmed for Monday, March 13, 2023. 7:00pm at the Ambassador Centre on Singer Island. *Dr. Julie Botel the CORB Councilwoman will be the guest speaker. Annual Meeting mailing with proxy forms will be mailed prior to February 27, 2023. (14 days before meeting is the rule)*
- F) **2023 Board Meetings** *will continue the second Monday of each month with the exception of July 2023 – whereas no meeting will be held.*

Motion to accept and approve dates

Moved by: **Chris Renga**; Seconded by: **Ronni Rosenberg- Friedman**

Pass/Fail: **PASS** – All in favor

- G) **Neighborhood Roads and Storm Drains** - Waiting for the outcome of the 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. – *No further discussion*
- H) **Executive Committee Treasurer**, Barbara Oetzman has resigned and transferred duties to Chris Renga; George and Chris need to make an appointment at Bank of America to add Chris Renga and George Williamson as authorized signers on POA bank accounts.

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- I) **Mitigating speeding on our streets-**, Options for Speed limit electronic signs seem to be effective in other communities. A permanent electronic sign is a viable option. *Larry Lewark agreed to investigate and determined the price for two solar powered speed signs is \$1580 each from ISN. It's smaller than the sign on Fairview and has a white faceplate instead of yellow.*

Motion to accept and approve ordering two signs.

Moved by: **Sharman Cooney** Seconded by **Bill Contole**

Pass/Fail: **PASS** – All in favor – one abstained

- J) **Painting of Entry Monuments:** Julie Logsdon has the lead. *Current Bid is \$3900 Two coats and stucco fix*
*Vote to Approve - **Tabled***

NEW BUSINESS:

- Annual dues invoice was mailed to all residents February 6, 2023
- Close out of fiscal 2022 expenses will be completed by the end of February
- George Williamson sent an email to resident Mr. Katzen owner of 1112 Coral Way regarding the rules violation. Mr. Katzen replied that he was out of town and would address the issue when he returned. As of the meeting, George has not heard back from him. Mr Katzen had said early February that he needed 6 more months to complete the reconstruction and then he would remove the container. The violation has been sent to the Rules Committee for review and next steps procedures.
- Chris Renga, Treasurer presented invoices for the Bimini and Gulfstream projects. \$35,000 is the current invoice and the balance of the money remaining in savings is approximately \$70,000.
 - Motion to approve the current project payment of \$35,000.
 - Moved by: **Chris Renga**, Seconded by: **Dave Brady**
 - Pass/Fail: **PASS – All in favor**

OPPORTUNITY FOR NON-BOARD GUESTS TO COMMENT OR RAISE ISSUES: Christiana Thompson – no comments.

LOCATION NEXT MEETING: 2023 Annual meeting March 13, 2023, Ambassador Centre & April 10th regular meeting will be held at George Williamsons Home 1290 Fairview Lane

MEETING ADJOURNED Motion to Adjourn

Moved by: Ronni Rosenberg Friedman; Seconded by: Fran Barfoot

PASS -- 8:50PM