

**Palm Beach Isles Property Owners' Association  
Board Meeting Minutes  
October 10, 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, Barbara Oetzman – Treasurer, David Brady, Julie Logsdon, Bill Contole, Fran Barfoot, Leticia Gnazzo, Sharman Nicholson, Sabine Pouille, Alison Brown, Rob Jacobs  
**Directors Via Webex:** Ronnie Rosenberg-Friedman – Secretary  
**Directors Absent:** Chris Renga-Vice President, Tzivia Namdar  
**Guests:** Suzanne Hood

**I. Announcements - None**

**II. Approval of September 12, 2022 Meeting Minutes**

- a) September 2022 – No discussion  
Motion to accept and approve the Minutes of the September 12, 2022 Board Meeting.

Moved by: \_\_\_\_\_ Dave Brady \_\_\_\_\_ Seconded by: \_\_\_ Fran Barfoot \_\_\_\_\_  
Pass/Fail PASS \_\_\_\_\_

**III. Treasurer's Report for September 30, 2022**

- a) No discussion  
b) Motion to accept and approve the Treasurer's Report dated September 30, 2022.

Moved by: \_\_\_\_\_ Leticia Gnazzo \_\_\_\_\_ 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 – met with Frank Subjinski via phone to review hurricane protocol – construction site was shut down and secured by Tuesday September 27<sup>th</sup>. Cora and Scott Barnhart, who live on the corner, were concerned about the crane and if it would withstand the winds - Leticia merged Frank onto the text message and he assured them the crane operator was returning Wednesday to lower the crane boom, and it was.

Spoke with both Dr. Botel and Johnathan Evans September 26<sup>th</sup> and again on October 3<sup>rd</sup> regarding Erdman Anthony and the underground utilities, they both committed to get

answers. Very disappointed we have yet to hear back from either of them. Alison suggested contacting the Mayor asking for a meaningful update.

3) Architectural Review Committee – A couple of docks were submitted for approval. One, to replace the one that burned down, which was approved. The other was not approved.

4) Landscape – Nothing to report.

5) Community Life – The Community Life committee is awaiting additional information on new owners as part of the Estoppel process to reach out to new owners. The committee is reaching out to three new residents. They're waiting for new resident forms.

6) Security/Lighting - There have not been any incidents reported.

7) Communications – Website Analytics: More residents (or people in general) visit our website on Mondays. In September 95% percentage were new visitors, 5% returning. Emails to Residents – none; Emails to Arch review – 3; Emails Estoppel - 2

8) PayHOA – Trying to get PayHOA to make the necessary update to facilitate our Estoppel process.

9) Covenants / Bylaws Review – the Bylaws / Covenant Committee - The committee is now focused on preparing the changes to the Covenants, including how best to address rental restrictions. They're getting close to completion. The committee meeting was delayed due to Ian storm; next meeting scheduled for October 17<sup>th</sup>.

10) Iguana Control - In total, 29 iguanas were removed in September (mainly from seawalls). We are aware of the uptick in activity along the homes on Ocean Drive, so we will focus there in October. Redline will do another boat sweep, as well as set traps in the hotspot area by the bridge. Overall, we are still happy with the overall control of the population and will continue to reduce the numbers as much as possible.

## **V. Old Business**

- a. Estoppel process – Need to finalize the process but getting close. Needs one minor change.
- b. 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. Discussion ensued regarding the best way to handle a specific problem property.

- c. Maintenance Agreement Between CORB and Palm Beach Isles Property Owners Association was submitted to the City. We're waiting for the City Council to return a signed copy.

**VI. New Business**

- a. Florida Statue Certificate of Completion of the Board Member Certification Course requirements. We need the few remaining members to submit their certifications.
- b. Rules Compliance Review – Leticia submitted a first rules violation letter for review. It was discussed that new owners need to sign an agreement to follow Rules and Covenants. It was noted that complaints need to be verified prior to Board acting. Rules committee needs to be formed. Ronnie, Julie, George, and Leticia volunteered.

Motion that George formalize a letter of acceptance that new residents will sign

Moved by: \_\_\_\_\_Sharman Nicholson\_\_\_\_\_ Seconded by: \_\_\_\_\_Leticia Gnazzo\_\_\_\_\_

Pass/Fail \_\_PASS, with one abstention

- c. Fran proposed that we have a more formal nominating process for Board members by a nominating committee, and she volunteered to chair the committee.

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

- a. An inquiry was made regarding holding another social event. The committee will come to the next meeting with recommendations.

**VIII. Location for November 15, 2022 meeting – 1290 Fairview Lane**

**IX. Adjournment**

- a. Motion to adjourn meeting. 8:19 pm

Moved by: \_\_\_\_\_Ronnie Friedman\_\_\_\_\_ Seconded by: \_\_\_\_\_Rob Jacobs\_\_\_\_\_

Pass/Fail \_\_PASS\_\_