PALMETTO VILLAS CONDOMINIUM ASSOCIATION, INC.

Board Organizational Meeting: April 26, 2022

10,000 SW 52nd Ave- Links Clubhouse Gainesville FL 32608

**Members Present in Person**: Cynthia Cox, Austin Leto, Elizabeth Lowe, & Lydia Cane

**Members Absent:** None

**Management Representative Present**: Samantha Jackson, LCAM

**Call to Order**: Cynthia Cox called the meeting to order at 6:07 p.m.

**Nomination and Election of Officers:** There is a vacancy on the Board as Ken Solomon sold his Unit this year. Cynthia made a motion to appoint Wally Kinchen for the vacancy. Austin Leto seconded the motion and it carried.

Cynthia made a motion to re-elect all Directors for their current positions as follows and Austin seconded the motion. Motion carried unanimously. The 22-23 officers are as follows:

* President – Cynthia Cox
* Vice President – Elizabeth Lowe
* Secretary- Austin Leto
* Treasurer – Lydia Cane
* Director – Wally Kinchen

**Other**

* The Board agrees by consensus that the bars on the exterior of the buildings should be removed as most Owners do not have keys for them, therefore they present a safety concern in case of an emergency where the fire department may need access. In addition, the bars are not uniform, and the Board suspects they were installed before the conversion from apartments to condos.
* Unit 3327 – has built up leaves in front of Unit and needs a shut off valve installed.
* Unit 3507 – needs shut off valve installed. \*\*Board requested CAM complete a walk through and note which Units do not have a shut-off valve visible from the exterior and have the plumber install.
* McCall Pest Control is very troublesome when Residents call to request interior pest control. Often told the account cannot be found. The CAM will get a bid from Florida Pest Control who also carries the termite policy for a “bundle” cost. Board is an agreement the same company handling both policies would be helpful and less troublesome.
* Austin Leto reported rats in his attic space. Board requested CAM have the buildings checked for soffit openings as soffit may have come loose during pressure washing.
* Drainage concerns – Association will unlikely be able to dig the trench along the west side of the property as the storm drain owned by the city runs along this fence line to the retention pond in the back behind the property. CAM mentioned the gutters are a common expense and it might be helpful to finish the gutters and downspouts as many of the buildings are incomplete. Board agreed to have CAM obtain bids for July Board Meeting review.

Cynthia Cox would like to return to quarterly meetings now that the pandemic has settled and return to normal. Board agrees and the 2022 meetings were scheduled for the 2nd Tuesday of July & October with October 11 being the 2023 budget meeting.

With no further business, the Board Organizational Meeting was adjourned at 6:49 PM.