

Board of Directors Meeting

Wednesday April 17, 2024

Submitted: Secretary Neil Midtgard

In person Participants: 53
Zoom 52
Total Participants 105

Call to Order: 5:30PM President Lew Panzo welcomed the ownership.

Flag Salute: Led by 1st VP Armand Veltre

Roll Call: Conducted by Secretary Neil Midtgard - Present: President Lewis Panzo, 1st Vice President Armand Veltre, 2nd Vice President Rich Garzon, Treasurer Patricia Meglino and Secretary Neil Midtgard

Office Manager Barbara Bergstedt announced the Sales and Lease report: Total Sales 11, Total Leases 25, Total Annual Leases 5, Total Seasonal Leases 20.

Property Manager Rocky Villanueva gave the Managers Reports. There were no Committee Reports.

Old Business:

Lew called for a motion to approve the Annual Meeting minutes for March 20, 2024.
1st Patricia Meglino, 2nd Armand Veltre
All in Favor, none opposed, Motion passed.

Lew called for a motion to approve the Organizational minutes for March 21st 2024.
1st Armand Veltre 2nd Neil Midtgard
All in Favor, none opposed, Motion passed.

New Business: Approve Committees
Finance, Property Maintenance, and Social will be a Standing Committee.

The Special Bluffs Seawall Replacement Oversight committee is a temporary committee until the project is completed.

Motion to approve the standing Finance committee: with oversight by Patricia Meglino

John DiAngelis Chair

Micheel Meyer

Mary Meredith

1st Lew Panzo 2nd Armand Veltre

All in Favor, none opposed, Motion passed.

Motion to approve the Standing Property Maintenance Committee:

With oversight by Armand Veltre and Neil Midtgard

David Galligan Chair

Nick DeMaio

Richard Melanson

All in Favor, none opposed, Motion passed.

Motion to approve the Standing Social Committee:

With oversight by Armand Veltre 1st V P

Crystal Tropeano Chair

Carol Larkin

Lois Glazer

Elizabeth Melanson

Anne Whiting

Julia Melia

1st Lew Panzo, 2nd Armand Veltre

All in Favor, none opposed, Motion passed.

Motion to approve the Special Bluffs Marina Seawall Oversight Committee with

Broad oversight by Lew Panzo

Jeff Smith Chair

Patti Schreiber

Scott Fiessinger

1st Armand Veltre, 2nd Richard Garzon

All in Favor, none opposed, Motion passed.

Announcements: President Lew Panzo

Pool 1550 will be reopening. It will be temporarily repaired while in litigation as we believe the pool should be replaced. The Contractor will start on April 23 it should take 4 or 5 days before the pool can reopen. As a safety precaution a section of decking towards the marina will remain blocked off.

With gratitude to Owner Nick Demaio building 501 for all his efforts,
Buildings 501-601-2301 will receive reimbursements for milestone project overcharges for lunches by PBCC.

Building 501	\$5722.50	equals \$190.75 per unit
Building 601	\$4690.00	equals \$156.33 per unit
Building 2301	\$7910.00	equals \$236.66 per unit

Open Forum

Nicole Falcone Building 1401 Questioned agenda for Fine Committee. Lew stated it was a standing committee. Fine & Landscaping had been established. The purpose of the committee is the last step in management to prevent something from happening or stop things that have been happening allowing fines up to \$1000.

Lee DiClemente Bldg 501 announced Bocce Ball playoffs will be held on 4/18

Crystal Tropeano Bldg 1201 questioned the Mercedes Sprinter van that was parked in the parking lot, Lew answered it was removed with no fines.

MaryLou Testa Bldg 2201 reported on Health & Wellness with topics from meetings held with the FBI on cybersecurity, Police on scams, Physical Balance Program and book author visit on 100 Things to do in Jupiter before dying. Michelle Meyer Building 1001 will be replacing MaryLou as Chair for the Building Representatives.

Lindsey Bldg 501 asked where money collected for fines are assigned. Lew answered that any collected fines will offset legal fees.

Marti Kaufman Bldg 2601 asked if committee meetings will be posted, Lew answered all committee meetings will be posted and are open to the ownership.

Maria Mongelli Bldg 1201 questioned an incident in 601 building regarding a man wandering the building, police were called, and the person was removed. Property

Manager Rocky Villanueva filed a no trespass order, and an email was forwarded to all residents advising of the incident,

Pete Ciolino Bldg 501 questioned Rocky If there is a monthly maintenance report on preventive maintenance. Also, as a precaution to the community, contractors should have magnetic signs on their vehicles displaying their Company Name. Rocky stated it was difficult to maintain a maintenance report as work changes daily that throws their schedule off.

Pete Ciolino Bldg 501 Suggested The association hire security during the day and to include in their duties pool maintenance at \$10 to \$15 per hour, to free up the maintenance crew or purchase mechanical robots to clean the pool. Rocky's response was robots would not work with our pool system and security guards are not trained pool technicians. Barbara replied that it is not a reasonable pay rate to today's economy, and added costs would factor, a higher payrate, they would have to become pool certified, higher pay would be expected for that as well, Health insurance, security liability insurance, golf car and golf car insurance.

Rich Orsini Bldg 1801 questioned the qualifications of those on the Seawall Committee. Lew responded there are two civil engineers and an insurance litigator. Also asked if landscapers can maintain grounds in the pool area. Rich Garzon assured the area will be addressed.

Rich: also mentioned building 1701 has a safety issue that should be addressed, Rich Garzon stated it is the Bluffs Marina's property.

Nick DiMaio Bldg 501 asked if pool 1550 went out to bid, inquired about installing speed bumps in the community and lighting in parking lots 5 through 9. Lew - the pools did go out to bid; Armand reported t he roads would have to be done prior to getting speed bumps and we are in the process of changing all the lighting in the complex including the lighting in the tennis courts with FPL.

Jim Sherry Bldg 901 Concerned about Water Heaters reminding owners to replace their water heaters within 7 to 8 years. Barbara mentioned she could send out an email and Michelle will put it in the newsletter . MaryLou mentioned it has been discussed at the building reps meeting and should be discussed again.

Janet Richards Bldg 1801 is concerned about oil that is seeping from the Marina and clogging the horseshoe beach between buildings 17 & 18. Also concerned about the amount of water wasted in the association by running water until it reaches a hot

temperature. Neil answered that a recirculating line would resolve the problem. Also concerned about the internet-Lew answered the Fiber Optics should resolve the problem.

Ed Lopez Bldg 1301 Requested replacing recycling bin. Barbara replied she will have Nicole call Waste Management to order.

Joseph Bldg 1101 concerned about the lawn deterioration behind his building and hedges around transformers. Barbara noted FPL required all hedges be removed around FPL property. Rocky stated the ground is very wet behind the building which causes the problem. Also noted the elevators no longer return to the 1st floor after each use and we are saving money with this change. Retired Fire Rescue Rich Orsini further explained Fire Service in the elevator that manually controls the elevator in the event of a fire. Rich also inquired about a drop key that will open the door if the elevator gets stuck. Rocky replied that yes we have elevator drop keys.

Ed Lopez 1301 questioned the timing of sprinklers turning on. Rocky explained very large property, that they run by zones, that you can not run them all at the same time.

Lew reports that he has been in contact with Comcast regarding connection of Fiber Optics starting with building 501 and that the letter should be going out to Building 501 owners to call for their appointments next week.

Lew reports that the Board is also working on having the tennis lights upgraded to LED.

Motion to Adjourn 6:34 pm