

Board of Directors Meeting

Tuesday, January 27, 2026

Pool 1550 @ 5:30p.m.

Meeting called to order at 5:30 PM, Neil Midtgard, President

Attendance: In person: 34 Zoom: 17. Total: 51

Flag Salute: Armand Veltre

Roll call:

Neil Midtgard- President, present; Stephen Amante – 1st V. President/Acting Treasurer, present; Armand Veltre- 2nd V. President, present; Michele Meyer- Secretary, present; John DeAngelis- Director, present.

Manager's report: Rocky Villanueva

- Projects:
- Milestone Project is still ongoing at the rear of building 2601.
- Construction started on the rear of building 2201 on Monday, January 26th, 20.
- The fire alarm project is ongoing as we transition between Bar 9 and Farmer & Irwin. Bar 9 is still working on closing all the open permits on a new fire panel.
- Inspection with Palm Beach Fire Rescue requested changing the address on generator room 950 to 951.
- Knox boxes to both generated rooms they cleared them out last month.
- Our maintenance team replaced the pool heater at pool 650 and in early January, we replaced the pool heater at pool 1250.
- I want to welcome our newest member to the maintenance team Christian Addison.

Michele Meyer: Annual Sales and Lease Report.

Total Purchases: 6

Total Leases: 77

Total Annual Leases: 30

Total Seasonal Leases: 47

Neil: I would like to make a **Motion to approve the minutes for the board meeting Monday, July 23rd, 2025; The Special Members Meeting Thursday, August 28th, 2025; The Board meeting Monday, December 1, 2025.**

Discussion: none

Vote: Neil Midtgard- President- yes; Stephen Amante- 1st V. President /Acting Treasurer- yes; Armand Veltre- 2nd V. President- yes; Michele Meyer – Secretary- yes; John DeAngelis Director -yes.

Motion carries: 5-0

Neil Midtgard: New Business:

I like to make a motion, to approve the contract, with Delaware Elevator or Florida Incorporated, for a term of five years, beginning December 8, 2025, to December 31, 2030, with the association's elevator, maintenance, and the amount of \$43,506 plus taxes, with an annual increase not to exceed 3.5%. In addition to after-hour services at \$310 per hour, with an annual increase not to exceed 5%.

Motion: Armand Veltre

Second: Steve Amante

Discussion: The new laws require us to document all of this on a tape recording. Any questions must be asked through the microphone. Please tell us your name, building and your unit. Any discussion on the elevator contract?

Marty Coughlin, Building 24/106, Why five years? What if we do not like company, or they are not doing the job they are supposed to do? Can we terminate it for lack of performance

Neil: We were able to negotiate a better contract with 5 years. We can always terminate for breach of contract, if it ever becomes necessary.

- We cut the 7% increase to 3.5%.
- The overtime: If it is an after-hours call, but it's something that they would normally service, there is no overtime. They wanted five years for that.
- They also have an investment, as far as parts, and getting the elevators up to their standards. They wanted five years to be able to recoup that.

Vote: Neil Midtgard- President- yes; Stephen Amante- 1st V. President /Acting Treasurer- yes; Armand Veltre- 2nd V. President- yes; Michele Meyer – Secretary- yes; John DeAngelis- Director -yes. All approve, motion carries.

Open Forum:

- **Health and Wellness Committee Chairperson:** Helen Blair-Schuler took over for Mary Lou Testa,
- Thursday is our first presentation for the community.
- All the information is on the trash room bulletin doors.
- There is a blood drive in February and another speaker in February.
- Two speakers in March.
- All presentations will be at Pool 1550.

Neil: Items that were started last year:

- Painting the buildings was postponed due to lack of funds, which would have required an assessment. Owners requested different colors, and they will choose them via a vote as per our declarations—not the board. We must revise specs, solicit bids, and, once a bid is accepted, begin painting.
- **The Rip Rap:** The RipRap discussion started last year.
 - the huge rocks along the intercoastal behind Building 10, 22, 21, etc. We didn't have enough money, and you would have gotten an assessment. This year, we have enough money and the planning, bid and design has already started.
- **The Ponds:** Waiting for the bids to come back.
- **Lawsuit for the pool and the building:** ongoing. We did mediation. They came back with a price that wasn't acceptable. We gave them another price. They haven't given us their response price. The next step is for us to go to trial by jury.
- **Sea Wall:** A big issue for Buildings 23 to 26.
 - I spoke with the president and vice president last summer.
 - Town of Jupiter now involved with a February 19th date to have their contractors in place.
 - state regulation, chapter 33, they must protect our buildings before they can start working on the seawall. When February 19th arrives, they may get an extension. This project needs to be done.

Steve: For 2025 completed projects:

- painting delayed due to insufficient funds and need for an assessment. Owners will select colors by vote, not the board. Specs must be revised, bids solicited, and painting will start once a bid is approved.
- installed surge protectors on all the elevators.
- Installed lawn sprinkler brain centers on the buildings.
- replaced the fire pump at 1650.
- stabilized the pool deck at 1250. We used Alpha Foundation for that. They came in, foamed it. Then we resurfaced pool 1250. Derrick, our maintenance guy, repaired the 3 leaks at 1250. Derek did a fantastic job.
- painted the pool deck
- moved reserve funding to cash flow to save money.
- removed windows and sliding doors from our documents.
- held member assessment to an increase of 4%, while providing a well-funded budget. I could have done 15%, but we managed to hold it to 4%.

- reduced our quarterly dues an average of \$500 to \$600, depending on your building
- Landscaping, we replaced bushes in parking lots, 15, 17, and 10, Derek replaced broken sprinkle heads, broken pipes in these lots
- cleaned up landscape behind buildings 10, 22 to 19. Future Horizons. Dave with our landscaper Pablo.
- Landscape committee planted 110 sun patients at the front entrance, white for the holidays.
 - pool, 2250, we planted 40 patients, after Jim Sherry planted 40. Not bad for a guy who's 76.
 - Jim and I planted 40 sun-patients at pool 650. We landscaped the entrance to pool 650. There was myself, my brother Russ, Mike Melia, Joanne Barry, and Marti Kaufman.
 - updated some landscaping at pool 1250.
- hired a fourth maintenance person, Christian.
- updated the employee handbook
- hired new contractors, Delaware Elevator
- Farmer Irwin, fire and sprinkler systems, will now do both sides wet and dry.
- American Landscape Group, which is Pablo.
- a new computer for the office (purchased). We are waiting for delivery to install.
- a new copy, fax machine: already bought and installed.
- the speakers bought, and when they install the computer, they will install them.
- replacing two golf carts, Rocky already ordered them.
 - The cleaning people are buying our two old golf carts.
- contracts to resurface, the tennis/pickle courts, expired. We vote on that in February.
- already approved the contract to resurface Tidal Point.
 - waiting for decision on speed humps or calming strips. You see the radar out there; we are tracking the speeders.
- clean out the pond along Tidal Point, in the budget for 2026.
- plan to replace the pond fountains and check what's remaining after cleaning.
- repair 841 feet of RipRap along the intercostal. We already have the contract. We'll approve at the next meeting in February.
- upgrade the restrooms, new countertops, rectangular sinks, faucets, and the bathrooms will get new mirrors.
- storage for office and equipment; thereby replacing the pull downstairs at 1651, more storage there. We have already signed contracts and gave a deposit for \$951.
- replace the fire and jockey pump in that room.

- going to refresh Rocky's office, like it or not.
- all these projects are funded by reserve accounts or the operating budget, unless, there's a major problem.

Projects that might have to happen based on the SIRS report. Projects we are supposed to do this year.

- replace the generator at 1650 (the maintenance people are telling us that we have another year or two. We just put batteries in there.
- resurface all the pool decks. We just did 1250 this year. We did 650, probably two years ago. I wouldn't do anything with 1550 because of the lawsuit, and we'll look at 2250.
- The report says we must do the tennis courts, which we're going to do.
- It says we must restore the restrooms, which we're going to do.

The report is pretty much covered, going into next year, so, as Neil said, we're trying to avoid assessments, and so far, we have these projects covered. We have several contracts that we'll vote on at the February meeting.

Board Member Statements

John's Report on Financial Oversight and Investment Mandate

John explained his ongoing efforts to support Neil and any other board members who encounter challenges or require assistance with research. He has been diligently reviewing the finances of the Condo Association, with a particular focus on advancing his proposed investment mandate. This mandate outlines the guidelines for investing the association's reserve accounts, specifying that these funds can only be invested in government-guaranteed instruments or certificates of deposit (CDs) that are FDIC insured.

John expressed his intention to allocate a significant portion of the reserves into such secure instruments, given the association's long-term liabilities extending twenty years into the future. For example, if the association faces \$1.5 million in real dollar liabilities, investing in government-guaranteed instruments would be a prudent strategy. While he acknowledged there is a slight market risk if the position must be liquidated early, he noted the potential to earn approximately 5% interest with government-backed security. The investment mandate must still be reviewed and approved by the association's legal and accounting professionals before implementation.

Armand's Reflections on Board Service

Armand shared that he is marking his tenth year on the board and is preparing for his forthcoming retirement. He invited Rocky and the office staff to comment on his contributions, highlighting the many evenings he has devoted to the association. In his closing remarks, Armand praised the current board, stating that they are fully dedicated and performing excellently. He commended the secretaries, managers, and staff for their tireless work, emphasizing that they consistently go above and beyond, even under pressure.

Armand specifically acknowledged Rocky's expertise and commitment, referring to him as an exceptional manager who is deeply knowledgeable and dedicated. He urged residents to be thoughtful and considerate before voicing complaints, reminding them that every task is ultimately addressed. Concluding his remarks, Armand expressed gratitude for his time on the board and looked forward to enjoying a well-earned vacation, possibly a cruise.

Michele:

- The paint committee has shared their recommendations. The suggested colors are displayed on the columns at pool 1550. We are conducting a survey and kindly request your participation in providing us with your feedback. To change the color, we need a minimum of 441 votes, which is equivalent to 66% or two-thirds of the total votes. If the required number of votes isn't reached, the current color will remain unchanged. Please respond to the survey and select your preferred color.
- The speed trailer was first located at Tidal Point Boulevard. Our location is Marina Isle Way. We expect to have the survey results at our next meeting. I'm going to call a workshop to discuss this.

Open Forum: we request you come to the microphone. State your name, building, and condo number.

Rich Orsini, building 1801/303, spoke about the AED's which was discussed last year. He also added that we need to see about flashing stop signs. Pat Sherry, building 2101/305, chairperson of the Paint Committee gave us the 2 colors we had requested. They are painted on the pillars of pool 1550. The railings will be painted Bronze, existing color. Mary Meredith, building 1601,406. She would like to thank the board for their tireless effort, thank you to Nicole and Barbara, thank you Landscape committee. The landscaping looks fantastic Thank you so much.

- Camille Mallard, building 501, Asked about improving the pole lamps in the parking lots in front of Building Five due to the fact it is very dark. There are pole lights that are solar. They run for two days on a charge; we are looking at these.
- Security cameras. We are looking into commercial cameras for the complex and the buildings.
- the police came in the other day because there was a homeless person sleeping in the car. A report was done and the individual in a blue Chevy volt is not allowed on our property. If anyone sees that car call the police immediately and then the office.
- FYI...when someone comes on the property, they have to be notified that they are trespassing, then they are given a warning, and told, if you come back again, you will be locked up.
- Question about tree near buildings 8 and 9, shade issue, maybe move it.
- Lights are out in some buildings, it will be addressed
- Questions about handicapped parking abuses, can we get signs for the spaces and fine people that shouldn't park there, we will look into this..
- Landscaping will get Pablo to remove dead bushes.
- Questions raised about a jack hammer being used on the first floor of Building 1701. Probably a tile chipper.
- Speed humps? Before we redo the roads, lets test the Speed Humps that you can drill the holes in and if it doesn't work, you can take them out and not have to patch the new roads.
- Every annual meeting all committees are disbanded.

Board members expressed appreciation for each other's dedication and the efforts of the maintenance and management teams.

The meeting adjourned at 6:32p.m.

Submitted: Michele Meyer Secretary