

**ISLES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
THURSDAY, FEBRUARY 27, 2020 - 7:00 P.M.**

**ISLES CLUBHOUSE
1500 VICTORIA FALLS BLVD
PALM BEACH GARDENS, FL 33410**

APPROVED – 5/28/20

MINUTES

CALL TO ORDER:

President, Louis Proyect, called the meeting to order at 7:55 p.m. A Town Hall meeting regarding paint colors for the homes preceded the Board Meeting.

QUORUM, ATTENDANCE and PROOF OF NOTICE:

A quorum was established as the following Board members were present: Louis Proyect, President; Bob Gaynor, Secretary; Carol Anselmo, 1st Vice President; and Bruce Testa, 2nd Vice President. Also in attendance was Donna Tagg, LCAM representing Capital Realty Advisors, Inc.

APPROVAL OF PAST MINUTES:

The Board reviewed the minutes from the January 23, 2020 Board meeting. Bob made a motion to approve the minutes as presented; seconded by Bruce and all voted in favor.

PRESIDENT'S REPORT:

Update from Painting Committee:

- **Approval of Painting Manufacturer** – Bob made a motion to accept the recommendation from the Committee to select Benjamin Moore as the paint manufacturer; seconded by Carol and all voted in favor.
- **Approval of Painting Contractor** – Bob made a motion to accept the recommendation from the Committee to select RCI Painting and Waterproofing's proposal subject to final review by the Association's attorney; seconded by Bruce and all voted in favor.
- **Waivers** – The recommendation from the Painting Committee was no waivers be granted so the entire community would be done at the same time for consistency, quality and warranty purposes. However, a new resident explained that they were forced to paint their home less than a year ago when they purchased due to some structural issues with the property and used the recommended Behr paint. They did not feel they should have to paint again now. Bob made a motion that there would be no waivers granted unless the Association's Attorney says we can give an exception and then we will re-visit each request individually; seconded by Bruce and all voted in favor.

Ratify Decision on Mulch Color – After required notification to residents, Bob made a motion to ratify the decision that going forward the color of mulch to be used community-wide would be brown; seconded by Bruce and all voted in favor.

Capital Contribution Fee Amendment – Louis reported that the last attempt to pass the Capital Contribution Fee Amendment failed due to lack of interest. Many residents expressed a concern that there were no exceptions for inter-personal transactions such as Trusts. A new amendment has been prepared for a vote to be taken at the Annual Meeting on March 24th. The new amendment excludes inter-personal transactions and a purchaser who lived in the community in the past 24 months re-purchases into the community.

TREASURER'S REPORT:

Louis presented the January Financial Report in Tom's absence. A copy of the financial report was provided to all Board members in their packets prior to the meeting. Louis stated all was in order.

Louis raised a concern about the receivables but assured the Board that management was pursuing collections.

MANAGEMENT REPORT / OLD BUSINESS

The management report dated February 27th provided an update and status of all projects currently underway or projected. The report was provided to the Board in their packets prior to the meeting. Note: A detailed written report is attached to these minutes for the record. This report is also posted on the Isles website

Sidewalks – Donna reported that sidewalk repairs by Triple M were currently underway throughout the community. Bob made a motion to ratify the contract with Triple M in the amount of \$22,500 for the cutting of the sidewalks; seconded by Carol and all voted in favor.

NEW BUSINESS

Irrigation – Bob, as Chair of the Landscape Committee, reported that the Committee was making a recommendation to the Board to change irrigation vendors. Bob presented a proposal for irrigation maintenance from BrightView and explained that after careful comparison between what we are currently paying F&S and what is being offered under BrightView's proposal; there would be a savings to the Association based on the hourly charges we are currently paying. After some discussion, Bob made a motion to accept the proposal from BrightView for \$95,000/year and to provide F&S a 30-notice of termination; seconded by Carol and all voted in favor.

RESIDENTS FORUM/CORRESPONDENCE

No comments at this time.

Next Meeting Date – The next Board of Directors Meeting is scheduled for Thursday, March 26th at 7 pm in the clubhouse.

ADJOURNMENT:

The meeting adjourned at 8:45 pm.

Respectfully submitted by:
Donna Tagg, LCAM,
on Behalf of the Board of Director for The Isles HOA.