LAS PALMAS CONDO OWNERS ASSOCIATION

ANNUAL MEETING

JANUARY 20, 2024

The Las Palmas Condo Owners Association met on Saturday, January 20, 2024 in the meeting room of Phoenix Gulf Shores. Nineteen units were represented by proxy vote, six by Zoom and 14 in attendance in person, providing for a quorum. P Rejeana Hansard opened the meeting by welcoming the attendees and those joining on ZOOM and introducing the Board. She then asked each attendee to introduce themselves and give their unit number. P Hansard also welcomed new Board members - Jan Roberts who was appointed to complete her mother’s term and Dan Kuen who is completing Becky Keiser’s term due to her unit being sold. At the request of the Board, John and Chad Reid from Shore Thing Management attended and offered several projects/plans to consider. It was noted that reports for units not in attendance are mailed. The owner reports this year include:

Dues statement for 2023

Annual Meeting Announcement

Agenda

Accomplishments/Anticipated Projects for 2024

Minutes from the 2022 meeting

Check Register – Regions

Check Register – Morgan Stanley

2023 Annual Budget Review/proposed 2024 Budget

Financial Audit Information

Condo Rules

Proof of Insurance

List of Owners (for internal use only)

P Hansard then asked VP Greenblatt to moderate the unfinished business beginning with removal of polybutylene piping. He announced that the Board of Directors has adopted a motion to require owners to have the polybutylene piping removed from their unit and notify the Board that it has been changed by **September 15, 2024**. The approximate cost of the project is $6,500 per unit. Currently 18 units have replaced the piping. John from Shore Thing suggested if you use a plumbing company other than Surf Side, please make sure to get a copy of their business insurance. The replacement process just takes a couple of days to remove and replace so make sure you get yours scheduled when you have no one using your condo. John from Shore Thing is pursuing other options such as metal for the parking area ceilings that would not be as difficult to replace and more cost effective when leaks occur.

D Roberts expressed concern that hair had not been removed timely on several occasions during the summer.

She then asked if cleaning hair from the pool filters was included in the Shore Thing contract; either John or Chad confirmed that it was included and asked which pool.

VP Greenblatt reported that we did not get the Registered Agent changed last year but will definitely pursue soon. Currently a President from many years ago is listed as the Registered Agent

VP Greenblatt reported that all the repairs had been completed on the east end of the complex. Lawyers are hopeful that mediation will bring a settlement soon. He also reported that the Board is continuing to pursue beach access. John from Shore Thing also spoke to the issue stating that they manage SeaBreeze and would be glad to help facilitate any way.

At last years Annual Meeting an owner asked if consideration could be given to allowing small pets for snowbird season. The Board took this under consideration and decided against the allowance based on experiences before we adopted the pets for owners only. Also from last year only one electric breaker in a block of four went out making it owners expense, so replacing the electrical boxes was put on hold.

P Hansard reported that the Board had contracted with a local firm to resurface the pools earlier in the year, but there was too much water under the pool to get the work done. She said the pools are fiberglass, and the finishing is wearing off. This will remain on our list of projects.

D Roberts was attending by Zoom and asked John and Chad about the filters on the pools which she finds loaded with hair on a regular basis. Chad gave us these phone numbers to call if you need to report a concern. The numbers are:

John (307)281-6102, Chad (307)247-2120 and text for maintenance (251)572-1822. If you have an emergency, please call John or Chad directly.

There is a large hole in the second floor laundry ceiling; John/Chad are following up on the repair. They thinking the screws are rusting and causing the sheetrock to leak. P Hansard also mentioned that the City of Gulf Shores is willing to work with LP to improve the looks of the east end point. This is greatly appreciated.

Due to last years minutes being supplied to all owners and no changes/corrections reported, the minutes were officially adopted. P Greenblatt made the motion with ST Porter seconding. There were no objections.

P Hansard reported that she had, with Board approval, signed a one year contract with Waste Pro for garbage pickup at a substantial savings. She then discussed the insurance costs and the difficulty getting quotes. After many attempts, she was only able to get one barely acceptable quote from Whitehaven Insurance. While VP Greenblatt mentioned that a projected 10% increase is the percentage being mentioned by other buildings in the area, Las Palmas has another increase to absorb. Complexes are required to have a new building valuation performed every third or fourth year and the increase will apply to 2024 rates. The appraisal of Las Palmas went from $4,500,000 (our old appraisal) to $6,500,000, which is great for our balance sheets but sure will hurt on insurance premiums. We will know in late May. P Hansard continues to seek other quotes – yes, you saw correctly; it takes that long to get a quote, and it may or may not be an acceptable quote.

Several owners have asked about getting new pool furniture. We increased the supply budget for next year in hopes that we will be able to purchase new chairs/tables that will last but not scrape the finish off the pool deck as they are pushed around frequently. P Hansard reported that someone has put a couple of extra chairs in the grill area. She sends our thanks to the anonymous donor. She also mentioned that an owner had asked for umbrellas for the deck, but after discussion the Board felt that it would be less liability to the complex if owners provided the umbrellas.

A couple of owners have mentioned that the doors be painted more of a beach color like beach blue/turquoise. The need to keep the complex updated is very important. Perhaps we can get a committee to pursue this project. John from ST mentioned a Sherwin Williams paint that treats the wood as it is painted. One owner suggested we might have a mural painted on the building. D Roberts noted that she inherited the unit from her mother and is still getting familiar with the aesthetics of the complex. The question followed regarding how long had it been since the building was painted?

P Hansard reminded the owners that the Board communications come through email and/or text so please make sure

to check your spam box if you don’t get any emails for a few days.

An owner asked how much damage Las Palmas received from Hurricane Sally and the hail storm. P Hansard reported that although we had bought down the deductible, we received very little insurance money for Sally. We did file a supplemental claim, but again very little was received. The adjuster listed the units and damage estimate allowed per unit; checks were then mailed to each owner who reported damage and made the Adjusters list. The damage from the hail storm was minimal as well.

P Hansard brought everyone’s attention to a new line on the proposed 2024 budget for Bookkeeping services. She said ST Porter had been doing this for the Association for almost twenty years and felt it was time to give it up. ST Porter said she would be willing to continue to serve on the Board but really needed relief from the bookkeeping responsibilities. The Board accepted this graciously and is already on a search for our next bookkeeper. ST Porter reported that the budget is once again based on actual expenditures. She reminded owners that it requires monthly dues of $765 per unit per month to cover just the basic items such as utilities, insurance (other than property), and maintenance contractor. The Las Palmas dues have only been $300/$315 but will increase to $375/$390 with the budget as proposed. We address the issue of property with an insurance assessment yearly which has been moved to May 1, 2024 so we can pay the property insurance without having to finance it. While ending the year with $34,049, that leaves our maintenance reserve at only $15,000 due to the major repairs on the east end and legal fees incurred therewith. We also have nine units that are in arrears for a large amount. As soon as this is collected, financials will look much better. ST Porter made the motion that the budget be adopted as presented, including the monthly HOA dues associated with that budget. Motion was seconded and passed without a negative vote.

P Hansard addressed the need to elect two directors and reminded the owners that the Board does not pay any Board members for any work at the complex. We also try to stay away from paying owners for any work at the complex, as it is

not good business ethics. ST Reba Porter and D Roberts were willing to serve another term and were elected by acclamation – two positions, two candidates - as no others offered to serve.

An owner reported that the walkways and stairwells are nasty and may need power washing. John From ST indicated he will check on this.

While addressing an owner request that consideration be given to updating the paint colors, particularly the doors, a committee of Ryan Woolever, Jan Roberts and Tammi Oster was formed to discuss color updates to the complex. Jan will develop a survey and send to all owners for feedback.

Chad from ST brought up again the issue of parking passes. He said some of their complexes make $30-40,000 a year from selling passes. Another owner said if he had to pay for a pass he would expect some security for it. The Board will revisit this issue. VP Greenblatt said that suggestion should be pursued further.

There being no further business, the meeting was adjourned at 11:50