LAS PALMAS CONDO ASSOCIATION

BOARD OF DIRECTORS MEETING

MARCH 4, 2024

The Board of Directors met by means of a Zoom call at 2:30 p.m. on March 4, 2024. Attending the meeting were VP David Greenblatt, ST Reba Porter, D Jan Roberts, and D Dan Kuen. VP Greenblatt indicated that with four Directors in attendance, a quorum was in place and business could be conducted.

VP Greenblatt stated the first item of business was the election of a new President of the Board as P Hansard had tendered her resignation on March 3, 2024 due to her planned sale of her Unit. Upon motion by D Kuen and seconded by D Roberts, the resignation was accepted with no objection.

 The Board recognized the outstanding service P Hansard has given for our Association. D Roberts agreed to serve the balance of P Hansards term. Upon motion by D Kuen, second by VP Greenblatt, D Roberts was elected as President of the Board, with no objection.

VP Greenblatt asked if there were any other items that needed to be addressed. D Kuen reported that he had seen one of the cigarette ash/butt receptacles on the walkway by unit 213. He returned it to the proper place on the ground level at the foot of the stairwell, only to discover it moved back to the second floor. This is not only unsightly, but a safety hazard as well. P Roberts stated that she would contact the owner regarding this matter.

P Roberts wants clarification to provide to the owners as to what owners’ responsibilities are regarding replacing the polybutylene pipes in the units, particularly regarding issues relating to an upstairs owner’s piping coming through the HVAC closet of a downstairs owner. VP Greenblatt indicated that he would contact the Association’s legal counsel regarding the piping issue, including issues regarding Units 125 and 225 and Units 112 and 212.

The Board then discussed communications with the Owners regarding the change in the office of President. P Roberts indicated that she would handle that communication in the very near future. VP Greenblatt then offered some suggestions as to what that communication should include, and P Roberts concurred in those suggestions.

There being no further business, the meeting was adjourned at 2:55 p.m.