LAS PALMAS BOARD OF DIRECTORS

December 18, 2023

The Las Palmas Board of Directors met by way of a Zoom Meeting on Monday, December 18, 2023 at 4:00 p.m. Board members in attendance included P Hansard, VP Greenblatt, S-T Porter, D Roberts, and new Board Director - Candidate Dan Kuen.

The first item of business was the welcome and introduction of Dan Kuen. He has owned at Las Palmas for six years. VP Greenblatt reported that interviewed Dan Kuen several months ago, and they discussed responsibilities of a board director on the Las Palmas board. Additionally, President Hansard has had several discussions with Dan Kuen regarding possibly serving on the Las Palmas Board. VP Greenblatt reported that interviewed Dan Kuen several months ago, and they discussed responsibilities of a board director on the Las Palmas board. Additionally, President Hansard has had several discussions with Dan Kuen regarding possibly serving on the Las Palmas Board. Motion was made by P Hansard, seconded by VP Greenblatt and unanimously approved for the Board to appoint Dan Kuen to fill the Board vacancy after D Keiser sold her unit, such appointment to be for the unexpired portion of Director Kaiser’s term, which expires at the Annual Meeting planned for January 2025. A Director’s get together was discussed so that all members could get to know each other and be able to work together for the betterment of our Association.

ST Porter then submitted a proposed budget for 2024 which requires a monthly dues increase from $300 to $375 per unit (from $315 to $390 for the larger, east end units) and an insurance assessment of $6,500 per unit which will be due May 1, 2024 in order for the property insurance to be paid. An additional assessment later in the year will more than likely be necessary when we get the actual insurance cost; unfortunately, we will not get that amount until just days before the payment is due in late May. A lengthy discussion among Board members then ensued regarding items in the proposed budget, the proposed dues increase, and the proposed assessment. A motion to approve the budget with the dues increase and the assessment (detailed above), and to present the proposed budget to the owners for approval, was made by VP Greenblatt, seconded by Director Roberts, and unanimously adopted by the Las Palmas Board. The proposed budget includes a bookkeeping expense as ST Porter requested to be relieved of that responsibility.

There being no further business, the meeting was adjourned at 4:55 p.m.