

BARKLEY MASTER ASSOCIATION, INC.

2605 Barkley Drive, West Palm Beach, Florida 33415

Board of Director's Meeting Minutes

February 1, 2022

Board Members Present

**Indicates presence via electronic communication.*

**Officers: President: Joanne Grecco; Vice President: Earle Blanchard;
Treasurer: David Hextell; Secretary: Violet Forbes.**

**Directors: Gloria Catalonotto (Villa 8); Judy Sobocinski (Villa 9); Mirza Tamayo (Villa 10);
Joanne Grecco (Villa 11); Roger Collin (Villa 12); Paul Flynn (Villa 13); Violet Forbes
(Villa 8 Alt.); David Hextell (Villa 9 Alt.); Lorraine Nasta (Villa 10 Alt.); Ronald Shane (Villa 13
Alt.). Absent: Gloria Catalonotto**

Proof of Service Yes

Quorum Yes

Meeting was called to order at 1:04 pm by the President/Director Grecco.

Following the Pledge of Allegiance, President/Director Grecco made a motion, seconded by Alt. Director Violet Forbes, to allow the meeting to be conducted by Vice President, Earl Blanchard. The motion passed unanimously, and Vice President Blanchard chaired the remainder of the meeting.

A motion was made by President/Director Grecco to ratify the following emergency repairs since our last meeting on January 19, 2022. Roof repairs (2660 C - \$400; 5263 D – \$750; 2643 H - \$1425; 2663 I - \$1900) totaling \$4,475 and the cost for two (2) new pool heaters, totaling \$8,900. The motion was seconded by Alt. Director Violet Forbes. The motion passed unanimously.

A motion was made by President/Director Grecco and seconded by Alt. Director Violet Forbes to have Kevin O'Bryan meet with AMJ and Green Cactus to review the sinkhole bids for Villa 8/2 and determine if a re-bid on the project is necessary since the current bids seemed excessive. As this is an urgent matter, Property Mgr. Andy will schedule a meeting with all the parties as soon as possible. The motion passed unanimously.

The meeting was then open to the floor for owner comments and concerns for 30 minutes.

Owners discussed several problems with Garbage rooms, including a request by Lorraine Nasta to wash the Garbage rooms at least once a week. This will be initiated by Property Manager Andy as soon as possible. Alternate/Director Nasta also brought up that fruit trees are still not being addressed. Because of the rodent infestation problem, this needs attention. President/Director Grecco will follow up with Mgr. Andy to discuss and implement a plan of action.

A few owners (Mr. Todovich and Mr. Workman) provided additional suggestions for repairing the Villa 11 soffits. President/Director Grecco agreed to forward their alternate methods of repair to our consultant, Matt Buttimer, the engineer working for the Association on this project. Additionally, it was noted to all that work must be done by licensed contractor/roofing vendors as per Florida law. President/Director Grecco also suggested that she would request our engineer, and a roofing

contractor, to attend a future Barkley BOD where owners will be able to ask questions, discuss methods of repair, and voice any concerns.

Liability issues were also noted as a deterrent for using owner volunteers to work on projects around the community. Owners requested that we look into what can and cannot be done in the community by owner volunteers.

Legal liaison, Dave Hextell will contact our attorney, for requirements of the law, and our insurance agent, for any insurance guidelines.

Date of next BOD Meeting – Wednesday, February 16, 2022 at 6:00 pm

Adjournment

Motion by Director Flynn to adjourn meeting. Seconded by President/Director Grecco.

Meeting adjourned at 1:54 pm

Respectfully submitted,
Violet Forbes, Secretary
Barkley Master Association, Inc.