



The Board of Directors of The Atrium at Palm Beach Shores Condominium Association, Inc. held a duly called Board of Directors Meeting on **Tuesday, October 26, 2021, at 6:30 PM** in the Atrium Clubhouse and on Zoom Meeting.

Roll Call:

Present: Patricia Brosamer, Robert Button, Antonio Traversa, and Donna Shelton

Present via Zoom Meeting: Tom Mason, Chuck Gulgas, Ann Degnan, and Robert Dawson

Absent: Clyde Keck

Quorum was established.

Proper Notice: Posted 10/22/2021

The Meeting was called to Order at 6:31 pm.

Review Meeting Minutes from 9/28/21

Motion: To accept the meeting minutes from the Board Meeting that was held on 9/28/2021 as presented.

Entered: Donna Shelton

Seconded: Bob Dawson

All in favor; Motion passed unanimously.

Review Meeting Minutes from 10/11/21

Motion: To accept the meeting minutes from the Board Meeting that was held on 10/11/21 as presented.

Entered: Donna Shelton

Seconded: Bob Button

All in favor; Motion passed unanimously.

Treasurers Report: Robert Button presented the September 2021 financial report.

Motion: To accept the treasures report as presented.

Entered: Tom Mason

Seconded: Antonio Traversa

All in favor; Motion passed unanimously.

Manager's Report: Dave Nolan reported on the Palm Beach County Fire Inspection and violations for have fire doors that do not close automatically and having a noncommercial stove in a commercial kitchen. Also, gates and fences, the clubhouse roof replacement, raising the kitchen exhaust chases 6" and adding fans, hiring an engineer to inspect the roof and parking garage/atrium, parking lot repair, seal and striping, and the work Candor is doing on the kitchen exhaust chases.

Presidents Report: Patricia Brosamer reported that we would be sending the notices for the Annual Meeting out 3 weeks earlier than usual, so everyone has ample time to get their ballots returned on time, the Annual meeting will be February 22, 2022, turn water off in your unit if the unit will be empty for any length of time, check in at the office when you arrive and leave.

Atrium Paver Cleaning:

Motion: To hire Paver Savers to clean and seal the pavers on the atrium.

Entered: Donna Shelton

Seconded: Antonio Traversa

All in favor; Motion passed unanimously.

Discussion of Associations Right to enter units:

- The Association has the right to enter a unit if there is an immediate threat of damage before contact is made with the owner.
- The Association must have the owner's permission to enter a unit to inspect for suspected damage.
- The Association just have evidence to inspect for suspected damage.



Open Forum:

The suggestion of putting on 3 or 4 community dinners was presented and it was suggested that the speak with the social committee to try to get it arranged.

Meeting Adjournment:

Motion: To adjourn the meeting.

Entered: Donna Shelton

Seconded: Bob Button

All in favor; Motion passed unanimously/ Meeting Adjourned at 7:53 pm.