



The Board of Directors of The Atrium at Palm Beach Shores Condominium Association, Inc. held a duly called Board of Directors Meeting on **Tuesday, December 14, 2021, at 5:30 PM** in the Atrium Clubhouse and on Zoom Meeting.

Roll Call:

Present: Patricia Brosamer, Tom Mason, Antonio Traversa, Donna Shelton

Present via Zoom Meeting: Chuck Gulgas, Ann Degnan, Bob Button

Absent: Clyde Keck, Bob Dawson

Quorum was established.

Proper Notice: Posted 12/10/2021

The Meeting was called to Order at 5:32 pm.

Review Meeting Minutes from 9/28/21

Motion: To accept the meeting minutes from the Board Meeting that was held on 11/16/2021 as presented.

Entered: Donna Shelton

Seconded: Bob Button

All in favor; Motion passed unanimously.

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

Motion: To accept the treasures report as presented.

Entered: Antonio Traversa

Seconded: Tom Mason

All in favor; Motion passed unanimously.

Manager's Report: Gates - Royce is working the bugs out of the call box system/PBC Fire Rescue is requiring we install a click to enter system and it is on order/Patricia mentioned that we need updated policies, rules, and cost/deposit for hang tags. ADA sidewalk – The architect is drawing up the plans and once we receive them, we will put the job out to bid. FOBs – Owners do not give renters their fobs, the renters will receive entry cards from the office. The cost to replace the fobs and cards needs to be determined and changed in the rules. Clubhouse Roof – Delayed due to engineer canceling the adhesion test. Kitchen Exhaust Chases – The drawings were approved by PBC Fire/Rescue, and the permit application has been submitted to the town of Palm Beach Shores for approval. Candor's trailer was discussed. Annual Meeting – 1st mailing sent on 12/13/21.

Presidents Report: Patricia attended the COASI meeting and reminded everyone that Board members now have 8-year term limits that started on July 1, 2018. Leases – were discussed and Patricia will update the wording in the Rules to coincide with the Docs. Masks – Asked Dave to post in the elevators that masks are recommended in common areas. Report accidents in the restrooms so they can get cleaned up quickly.

Open Forum: Discussed what the Association will do if people submit conflicting reports about the kitchen exhaust chases. Some people talked about some of Candor's work being substandard. Jim Dittelo asked if we could investigate converting one of the shuffleboard courts to a bocci ball court. The question was asked who will make the final decision of what units will have the chases rebuilt and the BOD will make that decision with the information that is given to them from the inspectors and the protocol that is written by the inspectors.

Meeting Adjournment:

Motion: To adjourn the meeting.

Entered: Antonio Traversa

Seconded: Donna Shelton

All in favor; Motion passed unanimously/ Meeting Adjourned at 7:15 pm.
