



The Board of Directors of The Atrium at Palm Beach Shores Condominium Association, Inc. held a duly called Board of Directors Meeting on **Thursday, May 20, 2021, at 6:30 PM** in the Atrium Clubhouse and on Zoom Meeting.

Roll Call:

Present: Tom Mason, Patricia Brosamer, and Robert Button

Present via Zoom Meeting: Antonio Traversa, Ann Degnan, Clyde Keck, Chuck Gulgas, and Robert Dawson

Absent: Donna Shelton

Quorum was established.

Proper Notice: Posted 5/18/2021

The Meeting was called to Order at 6:32 pm.

Speaker: Len Coia, of Royce Integrated Systems, talked about their proposal for the fence and gate project.

Motion: To sign the contract with Royce and proceed with the fence and gate project.

Entered: Bob Button

Seconded: Tony Travers

YES

NO

ABSENT

Tom Mason

Ann Degnan

Patricia Brosamer

Donna Shelton

Robert Button

Antonio Traversa

Clyde Keck, and

Robert Dawson

Chuck Gulgas

All in favor; Motion passed unanimously.

Review Meeting Minutes from 4/22/21

Motion: To accept the meeting minutes from the Board Meeting that was held on 4/22/2021 as presented.

Entered: Robert Button

Seconded: Tom Mason

All in favor; Motion passed unanimously.

Treasurers Report: Robert Button presented the financial report.

Motion: To accept the treasures report as presented.

Entered: Tom Mason

Seconded: Tony Traversa

All in favor; Motion passed unanimously.

Managers' Report: David Nolan reported on the progress of the Lobby and FOB projects .

Presidents Report: Patricia Brosamer spoke about Hurricane Season starting June 1st.

She also spoke of unsolicited donations and asked that people not just leave items in the clubhouse with out getting permission from the office.

Open Forum

Items discussed: The new 5G antennas on the roof of the Mayan Towers South.

Joyce Murphy presented a list of questions concerning the roof vent leaks and asked that they be answered and put into the minutes and posted on the forum.

1. What date did the board know there had been a water event down the stacks?

- ❖ June 2020, we learned there was an issue in the 4 and 5 stacks.
- ❖ December 2020, we learned there was an issue in the 10 and 11 stacks.



- ❖ December 2020, Candor Construction inspected all the roof vents and found water had entered stacks 2, 9,10,11, 12, 14, 15, 16, 17, 19, and 20.
- ❖ In March 2021 Mike's Plumbing along with Candor Construction put a camera down every roof vent from the top to the bottom. They identified stacks 2, 4, 5, 9, 10, 11, 12, 14, 15, 16, 17, 19 and 20 as having water intrusion in them. These owners were notified by phone, email, and the Forum that their units needed a visual inspection for the insurance company.
- ❖ After the initial inspection, the insurance company wants an inspection of every unit with core samples and pictures were possible.

2. What stacks were affected ?

- ❖ At this time, Candor Construction is inspecting every unit, per our insurance company's request, to establish what stacks and units have been affected.

3. What steps were taken to notify those owners in affected stacks and on what date did this notice occur?

- ❖ All the owners have been emailed that have emails, it was posted on the Forum, and each owner is being called by Candor Construction to inform of the inspections.

4. What steps were taken to repair and prevent this from happening and on what date were these repairs made?

- ❖ The 4 and 5 stacks roof vent was repaired by Advanced Roofing June 25, 2020.
- ❖ The 2, 9, 10, 11, 12, 14, 15, 16, 17, 19, and 20 roof vents were repaired by Advanced Roofing in January 2021.

5. Who were the companies inspecting the issue? How many quotes did the board receive?

- ❖ Staysafe Restorations/Candor Construction was hired by the owners of the first units that had issues and the Association decided to keep working with them. On March 23, 2021, we signed a contract with Candor Construction to do the remediation and rebuild that the Association is responsible.
- ❖ The work did not go out for bids, because remediation work is impossible to make proposals on.

6. How many units have been affected and to what extent?

- ❖ We are still trying to establish how many units have been affected and to what extent.

7. What is the associations exposure from this event?

- ❖ The Association has hired a Public Adjuster to work with us, Candor Construction, and our insurance company.
- ❖ Candor Construction has an engineer working with the county and the town to get the plans and permits approved.

Meeting Adjournment:

Motion: To adjourn the meeting.

Entered: Tom Mason

Seconded: Bob Button

All in favor; Motion passed unanimously/ Meeting Adjourned at 8:45 pm.
