



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Board Meeting on **Tuesday, July 23rd, 2019.**

Roll Call:

Present: Tom Mason

Present via tele-conference: Robert Button, Ann Degan, Patricia Brosamer, Robert Dawson, Antonio Traversa, Robert Button, Clyde Keck, Joyce Murphy, Chuck Gulgus

Quorum was established

Proper Notice: Posted on 07.19.19

The Meeting was Called to Order at 7:03 pm

Meeting Minutes:

Motion: *That the Meeting Minutes from the Board Meeting that was held on 04.23.19 be accepted as if read.*

Entered by:

Robert Dawson

Seconded:

Joyce Murphy

All in favor; Motion passed unanimously

New Business

Lobby Restrooms:

Board President, Tom Mason addressed the Board and the Membership present; by advising the status of the projects in the lobby. Tom Mason briefly provided options on demoing the women's bathroom and drywall. The option on expanding the bathrooms, joining the bathrooms, or re-locating the bathrooms was tabled for later this year. The main concern is the rodents and smell, once the drywall is removed in the women's bathroom and closet the board will discuss next steps.

Additional Staff/Hours:

Board President, Tom Mason addressed the Board and the Membership present; by addressing the need for a temporary or part time person to help the maintenance staff. Prices for a part time person from Sea Breeze and Cleaning companies were reviewed, along with a day laborer. The Board unanimously agreed to hire a day laborer to help the maintenance staff with daily duties so Rupert can focus more on the projects and

appearance of the building. The Laborer will be hired on an as needed basis according to the schedule of projects. The cost runs about \$100/day through Action Labor. The topic of a weekend employee will be discussed at the October meeting.

Towers/Mayan South:

Board President, Tom Mason addressed the Board and the Membership present; by providing an update of the cell towers located on the top of Mayan South’s Roof. Tom Mason spoke with The President – Gil who advised him it takes about four days to relocate one tower, the roof work is completed, and they will start scheduling the relocation of each tower. Once the towers are back to the original position there will be a company to come and do testing for the radiation in our building.

In addition to the conversation, Connie Gibbons has presented a report with more information regarding the radiation levels in her unit and the town ordinances. Connie will continue her investigation and bring the findings to The Boards attention as needed.

Commercial Laundry:

Board President, Tom Mason addressed the Board and the Membership present; by providing options regarding the Commercial Laundry contract. Three options were presented to the board on how to move forward with this company and our contract. Joyce Murphy will be reaching out to Frank Wahmueller so we can compare the contracts that were presented from the attorney and the contract that was accepted.

Motion: *To accept Option 1: Keep the current contract in place and raise the price the allotted ten cents per load and The Atrium pay the difference. (The cost will be about \$21,000 for the remainder of the contract.)*

Entered by:

Ann Degan

Seconded:

Joyce Murphy

All in favor; Motion passed unanimously

Old Business

Awning Update:

Property Manager, Amanda Foster addressed the Board and Membership present regarding an update on the awning project. The fabrication of the awning roof will be completed within the following week and the job will be scheduled August/September. There are two jobs in front of ours so STATTUS will schedule it accordingly.



THE
Atrium
AT PALM BEACH SHORES
Committee Reports

Landscaping Committee:

Board President, Tom Mason advised the Board and Membership present that the hard cut for the sea grapes is complete. They were trimmed about 2/3rds from the last hard cut. The outstanding items are to have the dead tree removed within the sea grapes and spray the jasmine bush for pest.

Open Forum:

Various topics were covered, Naomi Sogoloff will be the liaison between the Town of PBS and The Atrium to keep The Board abreast of all topics covered.

Meeting Adjournment:

Motion: Entered by Tom Mason

Seconded: Joyce Murphy

Meeting Adjournment / All in favor / Meeting Adjourned at 8:39 pm