



The Board of Directors at The Atrium Condominium Association, Inc. held a duly called Annual Budget Meeting on **Tuesday, November 19, 2019.**

Roll Call:

Present: Tom Mason, Patricia Brosamer, Robert Dawson, Robert Button, Antonio Traversa, Chuck Gulgas

Present via tele-conference: Ann Degnan, Clyde Keck, Joyce Murphy

Quorum was established

Proper Notice: Posted on 11.15.19 (14 Day Notice of Meeting, Affidavit on File)

The Meeting was Called to Order at 7:00 pm

Meeting Minutes:

Motion: *That the Meeting Minutes from the Board Meeting that was held on 10.22.19 be accepted as corrected.*

Entered by:

Patricia Brosamer

Seconded:

Robert Dawson

All in favor; Motion passed unanimously

President's Report

Awning:

Board President, Tom Mason addressed the Board and the Membership present; by advising the status of the awning project. Two of the beams were damaged so they are back in the warehouse getting repaired. STATUS Technology will be supplying the electrical permit to The Atrium when it is in their hands.

Treasurer's Report

Board Treasurer, Robert Button advised the Board and Membership present of the current balances in our operating and reserve accounts. This is the Annual Budget Meeting; copies of the Proposed Budget have been mailed out in accordance with Florida Statute 718 and the meeting will proceed accordingly.

Line Item 7520: The decrease on this line item was due to changing landscaping companies to a less costly monthly amount.

Line Item 7530: The increase on this line item was built in for the day laborer during the season and as needed.

Robert Button took questions from the Membership present.

Motion: *To accept the Proposed Budget for 2020 as its presented*

Entered by:

Joyce Murphy

Seconded:

Patricia Brosamer

All in favor; Motion passed unanimously

Committee's Report

Meredith D'Andrea, Landscaping Committee, opened the discussion about the need for 5 Hibiscus plants up near the driveway closest to the building, these were damaged during construction. Bart Mattaliano was thanked for volunteering to prune the hedges a couple times a year. River rock will be purchased to put near the westside clubhouse wall where the sand is currently. Meredith asked for volunteers in January to help pick out the plants for the third-floor planters and make a day out of it with Pizza & drinks. Mulching up front near the Atrium sign was discussed, Management needs to contact Barkley's for pricing.

Joyce Murphy opened the discussion about the last COASI meeting, various updates were provided about the renovations throughout Riviera Beach & Singer Island. Electric Charging stations were discussed, other condominiums went to common area charging stations for the buildings instead of each homeowner having one in their parking spot. The law limits the owners to only use their parking spot, the conduit should not be aesthetically unpleasing. The toy drive information was discussed, signs will be posted in the mailroom and lobby. ADA changes for the website need to be looked into, a firm is actively scanning website for these features.

Patricia Brosamar opened the discussion about the latest town hall meeting. She provided timeline information and email addresses for people to share their thoughts with the commissioners regarding the height limit on buildings in Palm Beach Shores. The timeline shows that the commissioners will be voting on this in May 2020 when the majority of the owners are not present.

Ann Degan opened the discussion regarding the reserve study. Ann has been reviewing the reserve study and prioritizing the projects for the few years. Management will be reaching out to the reserve study company to get a few changes made and for them to provide accurate results. Tom went over the information that is found in the reserve study and assured everyone that we are sticking to it. There were eight or nine categories that we need to address within the next two years.

Open Forum:

Various topics were covered and discussed from the audience. Discussed getting signage for the pool area for no carts on the deck, getting a fan in the gym and shades on the eastside windows. Management will look into the maintenance plans again for the gym equipment.



Meeting Adjournment:

Motion: Entered by Antonio Traversa

Seconded: Patricia Brosamer

Meeting Adjournment / All in favor / Meeting Adjourned at 8:46 pm

DRAFT