

**Palm Beach Isles
Property Owners Association
Annual Meeting
February 16, 2016**

CRA Ambassador Center - 1229 E. Blue Heron Blvd

Meeting Called to order by President Bill Contole at 6:58

Quorum Present: 90 proxies counted + 46 attending sign ins- total of 136- a total of 30% needed, we have a quorum of more than 96 , which is 30% of total homes in Palm Beach Isles.

President Bill Contole then covered several items as follows:

Presentation of Directors: President-Bill Contole, Vice President- Chip Lubeck, Treasurer- Barbara Oetzman, Secretary- Sharman Nicholson Cooney, IT- Mike Blazedell, Security- Stuart Straley, Architectural Review Board- Dave Brady, Marty Murphy, Sherry Temple, Bill Coffey, Rob Jacobs, Virginia Rhoure, Jeff Ives

Presentation of Budget: Submitted and attached, correction as to 2016 budget for landscaping and lighting expected to be lower than estimate due to major jobs completed in 2015.

Presentation of upgrades to entrances and security: Major landscaping projects completed at all Entrances in addition to working in conjunction with the City of Riviera Beach to Beautify north corner of Bimini. New security cameras installed at all entrances, which have proven over the calendar year to pay for themselves.

Discussions: Sober Homes Hanley Hazel- protected by Federal Law

Letter to **Tennyson** for malpractice in not registering our covenants correctly
Floating houses- a permit for docks over seagrass was granted

Street Paving: Dawn Pardo did identify City funds to repave certain streets on Singer Island, although initially approved, each district appropriated portions of the funds and remaining funds are not sufficient for the repaving. Dawn is still attempting to request funds from the Governor specifically for paving those streets already identified by City.

Pine Point- Steve Craig has collected and wishes to submit ballots showing Pine Point has elected to vote against revitalizing the documents and not remain a part of Palm Beach Isles : the vote is 14 against and 4 in favor of revitalizing the covenants and remaining a part of the Palm Beach Isles Association. Virginia Roure stated she strongly contested the manner in which the collection of ballots was undertaken by Steve Craig.

Chip Lubeck made a motion to accept the removal of Pine Point Plat from the Palm Beach Isles Property Owners Association based on their majority vote not to revitalize the necessary documents for Pine Point. The motion was seconded by Gail Warafield and so passed by a vote of the members of PBI of 130 for and 6 against.

Motion to approve standing Board A request for any self –nominations were presented,

Lori Rinaldi had submitted her name at the January board meeting, a motion to approve the standing Board was presented with the inclusion of Lori and with the exclusion of Jeff Ives and Virginia Roure . Vicki Johnson requested the exclusion of Bill Coffey on principal , as he no longer lives in Palm Beach Isles.

Pg 2 PBI Annual meeting February 16, 2016

A motion was made by Barbara Oetzman and seconded by Chip Lubeck, the motion was passed unanimously.

Real Estate presentation: Sherry Temple, agent with Illustrated Properties, gave a synopsis of market sales on island. Flyers available and attached.

CRA presentation: Chip Lubeck Broker for One World Realty, committee member of CRA - City of Riviera Beach Community Redevelopment Agency- spoke of the strong real estate market on the Island which is expected to continue for a couple of years, impacted by Marina development, Port development, Rybovitch expansion and area improvement projects.

Post Office is expected to return

Ambassador Room present location of meeting, the old Bank of America, is available for lease.

Lot has been paved behind Gator Grator.

There is to be a 3 story garage built.

CRA demarcation line to extend to Beach Rd.

CRA will incorporate Ocean Mall.

Viking has pulled out of negotiations.

Underground power lines from Blue Heron to Port of Palm Beach.

REnewed interest between Ave E and Broadway.

Marty Murphy:

Rybovitch has just been approved to dredge the channel from 14' to 17' Channel will allow 40' wide and 250' long for large vessels, bringing in International market.

County is proposing dredging next to Sailfish Marina.

New City Marina is in the final completion stages, 15 million center to open for lease, weddings, meetings, with the potential for 4 new restaurants.

Vicki Johnson: Offered to write letters to residents explaining the rules and regulations of Trailers, motor homes, and excessive numbers of cars parked in driveways, Non tagged vehicles and code law for not parking on lawns.

There being no further business:

Meeting adjourned at 8:12 pm.