

Fiore at the Gardens Condominium Association

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Palm Beach Gardens, FL 33418
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Board Meeting Minutes of February 27, 2025 Zoom/In-Person

The meeting was called to order at 6:05 pm by Board President George Sterlacci.

Roll Call:

George Sterlacci, President - Present
Brian Clancy, Vice President – Present
John Juhasz, Treasurer – Present
Stephanie Finkelstein, Director – Present
Trevor Frobose, Director – Present

Also, attending on behalf of Triton Property Management Services: Property Manager, Kathy Likowski.

Homeowners in attendance: In Person: Kevin Allen, Pam and Larry Grigsby, Islam and Robin Mehmet, Carol Kitzerow, Lenore Stanley, Carolyn Ryan, Kim Kammer, Lisa Sterlacci, Chris Erickson, Caryn Weiner, Bryan Haase, Kristina Mustone, Linda Kelly, Vera Delutio, Robin Wittson, Monica Rosas. **Online:** William Bracken, Vicki Willette, Kara Musak, Lizeth Romero, Marge Dubrowski, Yamilys Africano, Julie Hubbard and JC Leonard.

Approval of Meeting Minutes of December 4, 2024.

A motion was made by Brian Clancy to approve the above referenced Meeting Minutes, Seconded by Trevor Frobose. **This motion passed unanimously.**

New Business:

- **Introduction to Paula Mara and Catie Phillips from Rosenbaum PLLC Attorneys at Law** – Paula Marra and Catie Phillips were in attendance and introduced to the members present at the meeting.
- **Personnel – Triton Property Management Addendum for Part-Time Administrative Assistant** – A motion was made by George Sterlacci to approve subject addendum for an increase in monthly billing of \$2,850 for 20 hours a week, Seconded by Trevor Frobose. **This motion passed unanimously.**
- **Rental of Cyber Café** – This item was tabled pending further review from legal.
- **Finance Committee Approval** – A motion was made by Brian Clancy to approve forming a Finance Committee, Seconded by Trevor Frobose. A mission statement with the committee's role, duties and responsibilities will be drafted for Board review and approval. The board will hold a board meeting within 30 days to appoint committee members.
- **Annual Meeting Date** – The next Annual Meeting will be held on **June 18, 2025**.
- **Wind Mitigation Reports** – A motion was made by Stephanie Finkelstein to approve the proposal from Ace Inspection Services in the amount of \$1,500 to update our Wind Mitigation Reports, Seconded by Brian Clancy. **This motion passed unanimously.**

- **Proposals for replacement of the Putting Green** – A motion was made by Stephanie Finkelstein to approve the proposal from Coastal Synthetic Turf in the amount of \$9,252.50, Seconded by Trevor Frobose. **This motion passed unanimously.**
- **Approval of Security Cameras Maintenance Service Agreement from Everything Counts Electric** – This item was tabled.
- **Ratification of Gate Hinge Repair Estimate from F2 Fabrication in the amount of \$4,387.00** – A motion was made by George Sterlacci to approve the ratification of the gate hinge repairs by F2 Fabrication, Seconded by Brian Clancy. **This motion passed unanimously.**
- **Fiore Fine by the DBPR (that was posted by the mailboxes)** – An explanation was given by the Board as to why this fine was levied by the DBPR (attached was handed out during the meeting) as follows:

The DBRB fined Fiore at the Gardens for failing to provide a record request in a timely manner. We were transitioning from Seacrest to Triton and Seacrest failed to give us the records in time. We were late and agreed to pay the fine. The fine is only because we were late and not because of any wrong doing. The record request has been completed and the DBRB has closed the case. Please see below:

Adjournment:

A motion to adjourn was made by George Sterlacci, Seconded by Stephanie Finkelstein. The Meeting adjourned at 8:03 pm. **This motion passed unanimously.**

Respectfully Submitted by: Kathy Likowski, Property Manager _____.