# Proprietors of Strata Plan #50

## Annual General Meeting

## The Palms, Turks and Caicos

## Wednesday, May 27, 2026 | 1:00 pm

## MINUTES

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## Meeting Attendees

### Owners
Madeline Francke MF
Lynn Romkey LR
Catherine Caldwell CC
Sylvia Taite ST
Marie Furcolow MF & James Furcolow JF
Sandra Devries SD

### Executive Committee Directors
Philip Wood PW, Chairman
Stan Hartling SH
Hal Francke HF
Barrie Romkey BR
Sara Whitford SW
Art Mannarn AM (via Zoom)
Rob Lawrence RL (via Zoom)
Stephen Sisca SS (via Zoom)

### Owners via Zoom
Various Owners including
Lou Bellotti
Lou Gentine
Sheron Hoot
Deepak Gupta
Kathy Murray
Steve Merkt
Sandy Gordon
Tammy Shuminsky

**Graham Thompson Attorney: Jenna Atkinson JA**

### Palms Representatives
Jeff Morgan (JM), General Manager
Terron Hewitt (TH), Financial Controller

Dawn Jules (DJ), Owner Relations Manager

**Hartling Group Representatives**
Dennis Voves (DV), Chief Engineer
Pierre Beswick (PB), Vice President of Resort Assets
Patrick Van Hamme (PVH), Chief Financial Officer
Ben Hartling (BH), Special Project Manager
Raymond Yip (RY), Revenue Manager

**PW started the meeting and was elected as Chairman**

**PW confirmed with JM that there was a quorum with owners present and proxies**.

# Approval of the May, 2025 AGM Minutes

Minutes were approved.

# Review of Strata Financial Statements 2025 and 2026 YTD Through April

TH provided an overview of the financial statements.

PB noted the delayed arrival of 3 Gurkhas for security which resulted in an increase in security costs. External security needed to be used which is more expensive.

# Review of Maintenance/Capital Expenditure Work 2025/2026

PB provided the review of the maintenance/capital expenditure work for 2025/2026.

PW noted that a long term report was done by BCQS. The executive committee approved an annual 3% increase to the capex/major reserve assessments for the owners. This increase is necessary to have the proper amount of funds for the property's needs for at least the next 20 years.

PW announced that this morning the executive committee approved a $430,000 project to repave the parking lots, driveways, and garage areas. The project includes stonework for the front drive like the porte cochere. The management company will pay for half the project. SH provided more information. There was a discussion about how many inches the paving needed to be.

# Other Business

Owners made mostly positive comments about the completion of Phase 2 work in building 2. A request was made by some owners to keep the demilune. SH will take this under advisement and report back at a later date.

There was a discussion about the new Wi-Fi network for owners.

The question was asked if owners who had chosen to keep the existing kitchen counter could change to the new one. SH replied that this was possible, but timing and cost would need to be determined.

# New Business

The voting for the Executive Committee was conducted. Only the current Executive Committee members ran for election.

PW announced that he would not continue on as chairman of the Executive Committee.

**With no further business to be discussed, the meeting was adjourned**.

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