

ANNUAL MEMBERSHIP MEETING
PALM VILLAGE RANCH
Homeowners Association
January 25, 2018

President Fred Sterling called the meeting to order at 6:30 p.m. Diane Timmons called roll. Those present were Ford Cook, Joe Cirillo, Bobbi Wilkins, Fred Sterling, Rosalie Stinson, Martha Bucholtz, and Diane Timmons.

Bobbi Wilkins explained the election process and checked to see that everyone had a ballot. Bobbi explained that the name and lot number(s) are on each ballot. Your ballot explains how many votes you are entitled to. After you have filled in your ballot, either approve or reject the budget, and there is one member running for the board. Only one person needs to sign the ballot; it must be a person who's name is on the deed. The ballots will then be picked up and counted. We will find out after the ballots are counted if we have a budget and if we have a quorum.

In the meantime, Fred Sterling gave us the State of the Association. We hired a new lawn service company and everyone who has commented seems to be very pleased with them. We also changed the company who services the pool. The one we had was not doing the job. The new pool service is very good and has been helping us with some issues and repairs. They recommended we replace the thermostat because the temperature in the pool was not consistent. The temperature has now been set at 85 degrees. As you all know, we replaced the roof on the clubhouse because of the water leaks we got from the solar system being installed badly. The roof looks great. We also hired a new propane company. We were using Ferrellgas and they were not giving us good service so we changed to Florida Utilities (the old Glades Gas) and a new propane tank. They have given us a reduced rate on propane for the next two years.

Now we need to take a hand vote to allow our accountant to decide what tax return to use. Martha Bucholtz will explain what this is about. We take our HOA taxes to an accountant and she will do the 2017 taxes. We will let her decide what tax forms are needed to file properly. She is working in our best interest and will use the forms that best apply to our situation this year. The question on the table is does everyone agree to let her do that again this year? Signify by a show of hands. Is anyone opposed? By a majority show of hands the motion carried.

Fred Sterling called for a motion to dispense with the reading and the approval of the December 28, 2017 meeting minutes. Bobbi Wilkins moved to approve the minutes, which was seconded by Joe Cirillo. Motion passed.

Fred Stirling called for a vote to approve the January 26, 2017 annual meeting minutes. Bobbi Wilkins moved to accept the annual association minutes from 2017. Ford Cook seconded the motion. Motion passed.

While waiting for the ballots to be collected and counted, Bobbi Wilkins gave the membership a rundown on the properties we sold last year. We sold 30 properties. These were either lots or residences or both. Plus we took in three properties that were way behind on their HOA dues. So last year we worked with a total of 33 properties. We had a very good year. We even had two couples come in just today looking for property. The word has gotten out that we are the nicest community around in Okeechobee. They are coming in and settling here.

Treasurer's report: There is \$10,000 in the Emergency fund, our BIM Savings is \$247,082, Operating checking is \$83,097.94, Petty cash is \$100, and Social checking is \$5,553.75.

Fred Sterling asked for a motion to accept the treasurer's report. Joe Cirillo moved to accept and Ford Cook seconded the motion. Motion passed.

Sandy Landis reported we do have a quorum.

Bobbi Wilkins reported old business: On the trees — The trees that are going to be trimmed have been tagged. If you want your trees trimmed and you haven't signed up, please let me know. They are coming in to begin trimming on Monday, Jan. 29. Question from the audience. There is a tree on the canal that is in bad shape. Bobbi reports the trees on the canal are diseased, and they are going to be cut down.

Committee Reports:

BJ Bolling went over some upcoming events.

- Friday, Feb. 2: GEO will go to Beef O'Bradys. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, Feb. 3: The Yard Sale is from 8 a.m. to noon. Preview is Friday, Feb. 2, from 4-5 p.m. You are welcome to take a table out; but you must take care of it. Kim Benton will be at the clubhouse from 10 a.m. to noon on Friday morning to sign tables out. They also need to be checked back in. Limit is two tables.
- Tuesday, Feb. 13: Ladies Tea is at 1 p.m., bring your teacup. The social committee will do the planning for the following month after the luncheon.
- Saturday, Feb. 17: Auction from 1 to 3 p.m. BJ is the auctioneer. This is a fundraiser for the social committee. Everyone is welcome. Everybody bring something, everybody buy something.
- Thursday, Feb. 22: Board of Directors meeting at 6:30 p.m.
- Saturday, Feb. 24: Spaghetti dinner hosted by Michelle. Tickets are \$10. Place settings will be provided.
- Bible study is being held every Friday from 10 -11 a.m.
- Cards (plus euchre and poker), crafts, water aerobics and sewing are scheduled for various days every week. See the February PVR calendar for times and days. The calendar is on Palmvillageranch.com on the home page.

Compliance report: Rosalie Stinson said it is nice to see everyone back. Rosalie went out on Jan. 20 and on Jan. 21 Marilyn Yoder took me around. Only three lights are not working and six homes need pressure washing. Rosalie said thank you, it has been a pleasure working with all of you for the last three years. Fred Sterling recognized the good job Rosalie did for three years at this thankless job.

ARBs: Ford Cook reported. The Architectural Review Board looked at three homes and three sets of plans this last month. There has been a lot of activity. We have been trying to stay on top of the builders. As part of the ARB process, we have changed some of the rules and regulations to keep better track of what the builders are doing and/or not doing. For example, in one instance they drove through a lot and crushed the sprinkler system. Now they have resodded the lot and fixed the damage. These are all things the ARB board is trying to watch so the builders don't run amok in here. People are improving the neighborhood and we are growing.

Bobbi Wilkins reported for the membership committee: Charles and Darlene Donohue purchased Lots 41 and 42 down by Woodmans. Danny Norton bought Venneman's home on 9th Way. Two of our new residents are here with us tonight, Jim and Brenda Gallagher bought Wes Baker's house on 13th. Welcome.

Website: Diane Timmons reported. There is not much new on the website this month. But some of you have come for the winter, or you are here because this is an annual meeting. I put a welcome on the home page for people who are looking at Palm Village Ranch to build or buy. There is a list of requirements in that welcome that you can click on. The document that comes up will help you get ready for the ARB process. Also, on the website are minutes of the board meetings, the agenda for the coming meeting (about three days in advance), and the calendar of social events. Bobbi Wilkins thanked Diane for her work as recording secretary and for keeping the web site up. She will continue as web master despite being done on the board.

Sunshine committee: nothing to report

Clubhouse and common areas: Joe Cirillo reported. No current problems with the clubhouse. There is water in the pond for watering lawns with the sprinkler system. Jose is doing a good job on the lawns. We sprayed the weeds in the ditches on Tuesday. The streets will be sprayed on Jan. 26. Bobbi Wilkins also thanked Joe for stepping into a vacancy on the board saying Joe did a great job on all the various committees he was assigned to.

Front entrance: Ed Cassetty says everything is OK. No changes.

Pool: Gene Bonn reported the pool was cold for probably two weeks. The problem was the propane gas was out in the original tank, and it took some time for the new service to come in, install the new tank, and get things going again. Then there was a crack in the pipe coming to the heater that needed repair. Things should be working now, with a temp of 85 degrees. Ford Cook pointed out there is some patch work on the concrete that is showing wear and we are going to ask

the pool company to recommend someone to fix that. Rather than shut down the pool, we will try to get it patched sometime after April or May.

Marty from the audience asked what is the work that is taking place on the north shore of the pond. Ford Cook addressed this. The good news is the new lawn company is going to spread additional dirt and sod, sand and fill to the area that is over by the pump house. It has been wearing away over the years. It drops off sharply in certain areas. So, the lawn service is, at no charge to us, bringing in spare dirt from other jobs they have. They will level this out. You have probably noticed they also brought in some spare sod at no cost. Let's also talk about the dock over there. It seems to be underused and it is also falling down. The railings are rotten. We have the option, again at no cost to us, to have the lawn service take the old dock down at the time they are spreading dirt. They would take it away at no charge. Let's ask for a show of hands whether you want to fix the dock? Not many want it fixed. If the dock comes down, you can still fish anywhere on the bank. If someone got hurt on the old dock, the liability would come back to us. There is HOA common area all around the lake unless the homeowner has built a dock to the water.

Bobbi Wilkins asked Sandy Landis for the results of the vote.

ELECTIONS: Good news. We have a quorum and the budget passed 118 to 1. Gene Bonn has been elected to the board of directors.

Bobbi Wilkins reported that two board members which have been appointed, Sheryl Wells and John Buccino, will be on the board for three years.

Andrea Starsky signed in to speak at this meeting. Andrea says they are having a problem on their street with dog poop. It is not being picked up. Please bring a couple bags with you when you walk your dog and pick up the pile of poop. The piles that are being left are large. If you see the guilty party, tell the board and we will get on them.

At 7:20 p.m. Ford Cook moved to adjourn the meeting. It was seconded by Martha Bucholtz. Motion passed. The annual meeting is adjourned.

_____ Submitted by Diane Timmons, Secretary

_____ Approved: