

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, September 26, 2013

President Sheryl Wells opened the meeting at 6:30 p.m. The roll was called and the following Board members were present: Sheryl Wells, Walter Bell, Sue Solloway, Fred Sterling, Sandy Landis, and by phone Dave Berglund. Jerry Slafsky was absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the August 29, 2013, Meeting Minutes. Fred Sterling made the motion, and it was seconded by Sue Solloway. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report to those in attendance. She briefly reviewed the handout. Sue reported that part of Utt property's outstanding dues was paid by Wells Fargo. It will be going on the market. We received \$949.00 and \$1,500 was owed. The difference will go to bad debts. July's dues were not paid.

President's Comments: Lots 174 and 175 (Florida Living) have both been sold. Originally, Lot 175 was sold and the new owner was going to fix it up and sell it to some friends who were going to live there. However, he sold it to the same two individuals who purchased Lot 175 at auction. Lot 175 only had \$536 remaining after costs part of which would be going to the county for additional fees. The Association might get some, but it won't be much. Lot 174 sold for even less. Luckily, Florida Living had paid most of what was owed the Association. Sandy Landis will be making contact with the purchasers to make sure they are aware of our rules, and complete an interview.

The Shuler property is set for foreclosure. The Association does have a claim of lien for outstanding fees. However, our lien is subordinate to the mortgage which is more than what they will be able to get when sold. B.J. Bolling asked if we could get what was owned from the new owners. Sheryl Wells explained that the new owners would only be responsible for the dues from the time they purchase the property forward. So it is unlikely, but the Association can always try.

Sheryl Wells announced that she has not had a very good year and that she has given a lot of thought to her decision. She has submitted her resignation effective at the Annual Election meeting in January 2014. A letter was given to the Board. She wanted to give everyone enough time to consider someone to volunteer to serve on the Board, and that her position would be vacant 2 years prior to the end of her term.

Old Business: Pricing for Chaise Lounge Chairs – Mary Fritz. Mary priced identical chairs and found that 6 would cost \$101 each with \$238 shipping. She also contacted A Plus Patio and Furniture out of Stuart and was given the following for PVC lounge chairs:

- 6 chairs with arms at \$151.00 each. Height range of 14" to 17"
- 12 chairs with arms at \$1,812 with free delivery (anything over \$1,000 was free delivery).
- 6 chairs without arms at \$142.00 each.
- 12 chairs without arms \$1,704 with free delivery.

The frame is guaranteed for 5 years and the strapping has a lifetime warranty.

Delivery of anything under \$1,000 would be \$45.00.

Walter Bell made a motion to purchase 7 chairs with arms with all white strapping at \$151.00 per chair (with tax \$1,226.00). Seconded by Sue Solloway. Motion passed by unanimous vote.

Social Committee: Marilyn Yoder reported in Bobbi Wilkins' absence:

- October 2, Wednesday, work will begin on the Hospice tree. The theme for our Hospice tree this year will be "Victorian".
- Friday, October 4, Girls Eating Out (GEO) at Kahootz at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be October 8 at 1:00 p.m.
- October 25, Friday, is a Mexican Pile On hosted by B. J. Bolling. \$7.50/person and deadline for ticket purchase is October 21.
- Next Board of Directors Meeting is October 31 at 6:30 p.m.
- Monday, Wednesday, Friday is exercise.
- Cards are on Monday and Wednesday afternoons.
- Euchre will be at 6:30 on October 9 and 23.

Compliance Committee: Only one item left over after Herb resigned, and a certified letter was sent and ignored. The Association had the work done and a billing will be sent. The owner will have 30 days to pay or a lien will be filed.

Architectural Review Board: Nothing to report.

Membership Committee: Nothing except for attempting to contact the new owners of Lots 174 and 175.

Website: Rhonda is out of town.

Pond and Sprinklers: Don Landis informed those present that the pump had been turned off due to frequent rains. Charlie's started the entry stone work but rain has delayed their efforts. He will not replace any flowers until that work is complete because the sprinklers in the pots need some repair.

Sunshine/Welcome Committee: Mary Fritz sent 4 sympathy cards and 2 get well cards.

New Business: Fred Sterling was told by Herb that the gables on the east and west end of the clubhouse needed to be painted. He got two quotes: one for \$200 and we supply the paint, the other for \$180 and they would supply the paint.

Mike Childs informed the Board the he was checking with Big Lake Roofing about getting some vinyl vents to replace the ones that need painting. And also he is checking on shutters for the front of the clubhouse. He was told the green color was a custom color, and he passed to the Board samples of the standard colors available. He was given a price of \$62.00/pair plus tax for the shutters -- or \$265.48 including tax. Sandy Landis made a motion that the Association purchase the reddish brown color shutters at the \$265.48 including tax. Motion was seconded by Sue Solloway. Motion passed by unanimous vote. Mike Childs will take care of ordering and getting them installed. He will report back to the Board on the vents from Big Lake Roofing.

Jerry Bolling voiced his complaint about the manner in which the lawns and trees are being maintained. He was informed that Dave Lucas is now the liaison with Charlies and he needs to let him know his concerns.

Abner Stolfus wanted to bring to the attention of the Board that the fence behind his home is not being maintained. He has been spraying the weeds himself, but felt it was the Association's responsibility. Forrest Plants and Ed Cassetty are working on weed issues and will be given a head's up.

Fred Sterling announced that on Tuesdays the Shrine Club offers all you can eat spaghetti at \$7.00/person from 4-7 p.m. with music beginning at 5 p.m. It's really good spaghetti.

Motion was made by Sandy Landis to adjourn and seconded by Fred Sterling. Meeting adjourned at 7:19 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____