

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, August 30, 2012

The Board of Directors meeting was called to order by President Sheryl Wells at 6:30 p.m. The roll was called. The following Board members were present: Sheryl Wells, Sue Solloway, B. J. Bolling, and Sandy Landis. Walter Bell, Woody Smits, and Jerry Slafsky were absent. A quorum was present.

President Wells asked to waive the reading of and the approval for the July 26, 2012, meeting minutes. A motion was made by Sue Solloway, seconded by B. J. Bolling. The minutes were approved as written.

The Treasurer's report was prepared and presented by B. J. Bolling. She asked for any questions regarding the report. There were none.

President's Comments: President Wells reported that several liens had been filed on those properties that are consistently late.

President Wells asked those present to be considering the possibility of serving on the Board or asking a friend if they might be willing to serve. Come January there will be three positions up for election. B. J. Bolling has served her maximum term and must sit out for a year before running again. Sheryl Wells along with Woody Smits are also at the end of their three year term.

Old Business:

Possible Foreclosure on 4 Lots (66, 67, 78, and 79): President Wells received a quote from the attorney to foreclose on the four lots owned by the same individuals. Because they are all owned by the same parties, the attorney can offer a small break in the cost of filing. A deposit of \$1,350.00 for all four would be required. (The Association paid between \$700 and \$750 to file on two lots owned by Florida Living.) The deposit would cover the upfront costs, court filing, and research; but there could be approximately \$5,000.00 additional costs. That would be a total maximum cost of approximately \$6,400.00. In return, we would possess the deed on 4 lots. The HOA fees have not been paid for the past 3 years. Sheryl Wells stated that she recently received her estimated taxes for this year showing a value on their lot of \$10,000. Lots originally sold between \$17,000 and \$45,000 when the park was new. There are lots for sell here now at \$6,500 and a couple for \$8,000.

The taxes on the 4 proposed foreclosure lots have been paid. In answer to a question, the Board would not accept a partial payment toward the lien without consulting with our attorney.

Considerable discussion ensued with regard to the continued nonpayment of dues and setting a bad precedent for letting that occur. Sue Solloway made a motion to proceed with the foreclosure on these 4 lots. B. J. Bolling seconded the motion, and it passed by unanimous vote. B. J. Bolling will prepare the check for the deposit to the attorney.

Lots 120 and 121, Owner SEB 500, LLC: B. J. Bolling has been working with the owner of Lots 120 and 121 to have them donate the lots to the Association. There is a mortgage of \$30,000. However, paperwork has been done to transfer these lots at no cost to the Association. It is currently in the hands of the mortgage holder. As soon as they pass on the transaction, the Association will have an additional 2 lots. It is believed that all taxes are paid, but the Association may have to pay the 2011 tax. President Wells thanked B. J. Bolling for all her hard work in getting this donation.

Social Committee: Bobbi Wilkins reported that on Wednesday night someone used the clubhouse and left it filthy. Tables and chairs were not put back and the floor and tables were sticky and black taking more than two cleanings. If anyone knows who used the clubhouse and left it in this deplorable condition, please let either the Board or Bobbi know.

- Monday, September 3, is the Labor Day Picnic at 1:00 p.m.
- Friday, September 7, is Gals Eating Out (GEO). Meet at the clubhouse at 12:30 or let Bobbi know you will meet at Applebee's.
- Ladies Tea is on September 11, Marie Priebe, Sandy Landis, and Marge (Pam's mom) will host.
- Euchre at 6:30 p.m. on September 12 and 26. We need more players.
- Breakfast for Dinner Pot Luck on September 15 at 6:00 p.m.
- Monday, Wednesday, and Friday exercise at 9:00 a.m. and armchair exercise at 10:00 a.m.
- Monday and Thursday afternoons cards at 1:00 p.m.
- Wednesday afternoons crafts at 1:00 p.m.
- September 27 is the next Board of Directors Meeting.

Compliance Committee: President Wells said she sent out additional notices. She is pleased that the responses have been positive. Things are really looking nice. She still has one maintenance issue that is not working with the Board, so a certified letter will be sent. One resident is in violation (animal) requiring assistance from our attorney.

Architectural Review Board: Nothing to report.

Membership: We have new members Robert F. Riches and Janice Smith who are purchasing Lot 7. When interviewed by Sandy Landis, they stated they had looked around at all the communities and Palm Village was the nicest.

Newsletter and Web: President Wells posted several photos depicting the results of Tropical Storm Isaac after 10+ inches of rain fell in Okeechobee.

Pond and Sprinklers: Sandy Landis stated that the sprinklers had been turned off for the time being. Also the flags had been taken down during the storm, but have since been replaced.

Pool: Bill Doucette was not in attendance; however, the Board has not been made aware of any issues.

Lawn: According to Herb Wells, Charlie's will be here Saturday to mow, unless they determine their machines will leave too many ruts because of excess water.

Weeds: Nothing to report.

Sunshine: Sandy reported that a sympathy card had been sent to the Craft family. Get well cards were sent to Patricia Lee and Carol Snapp.

New Business:

Pool Covers Additional Cost: Abner Stolfus reported that the covers were here and installed with the help of Herb's crew. He has come before the Board for formal approval of the additional cost. The Board initially approved \$710.00 plus tax. When he ordered the covers, the cost had gone up to a total with shipping of \$772.98. B. J. Bolling made a motion to amend the original approval of \$710.00 to \$772.98. Sandy Landis seconded the motion, and it passed by unanimous vote.

Sandy Landis asked when candidates for directors needed to submit their resumes. These resumes are included in the mailing packet that is sent out prior to the January meeting. Because of the timing for mailing the notices and coordinating for return of proxies, it would be extremely helpful to the Board if the resumes are submitted by December 1.

B. J. Bolling reported that she had been working to locate an accountant who could review our books. She is happy to announce that she has located someone who should be able to start working with the Board in September.

Sandy Landis made a motion to adjourn, seconded by Sue Solloway. Motion passed by unanimous vote, and the meeting adjourned at 7:10 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____