

PALM VILLAGE RANCH
Board of Directors meeting minutes
April 27, 2017

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

Martha Bucholtz moved to accept the minutes from the March 30, 2017 Board of Directors meeting with two corrections which are noted on the official copy. Joe Cirillo seconded. Motion passed.

Treasurer's report: Martha Bucholtz. As of April 24, 2017, the Emergency fund is \$10,000, the Reserve is \$214,190, Operating Checking is \$83,537.38, Petty Cash is \$100, and Social Checking is \$6,829.61, for a total of \$314,657.32. Joe Cerillo moved to accept the treasurer's report, seconded by Bobbi Wilkins. Motion passed.

President's Comments:

Snowbirds are on their way out for the season. Let's help each other out. If you need help, please ask.

Old business:

Four lot owners are significantly behind on HOA fees.

Martha Bucholtz reports on a phone call to attorney Mattingly regarding foreclosure procedures. They have been given the four steps to take in order to proceed:

1. Attorney sends 30-day initial demand letter.
2. If no payment received, a second 30-day demand letter is sent to the owner by regular mail, certified and any other means necessary.
3. If still no payment, the association proceeds with foreclosure via attorney Mattingly.
4. In order to proceed, the association will have to pay a deposit to the attorney's office with balance due upon request.

(It was also noted that some costs may be recovered from owners or new buyers.)

Step one, the letter has been sent to the four owners.

In a handout, Martha detailed the amounts owed to the association compared to how much it will cost in legal fees/costs to foreclose on these properties. The lawyer charges \$175 per hour, but there are also hard costs. Total amount owed by four properties now is \$23,654.30. As of 7/1/17, the amount will total \$25,882.00. The bill for the attorney could run to about \$23,400 probably not more. The costs are less than what is owed us, but not by much. The point is the amounts owed are going to build and build.

There are also four liens to be filed shortly on four more properties some with houses on them. These amounts are relatively small amounts but are still over 90 days overdue. We need to put some teeth in our bills.

Martha Bucholtz moved to foreclose on the first four properties with a second by Joe Cirillo. Motion passes.

Committee Reports

Social committee: B.J. Bolling

- Friday, May 5: GEO (Girls Eating Out) will go to Kahootz this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, May 6: Pot luck at 6 p.m., hosted by BJ and Mimi. Breakfast for dinner.
- Tuesday, May 9: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Bobbi and Carol D.
- Thursday, May 25: Board of Directors meeting at 6:30 p.m. All encouraged to attend
- Monday, May 29: Memorial Day picnic, hosted by Bobbi and Marilyn. Brats and burgers provided by the clubhouse.
- Cards afternoon and evening games (plus euchre and poker). See the May PVR calendar for times and days. The calendar is on Palmvillageranch.com on the home page.

Compliance: Rosalie Stinson and Jerry Bolling went out this month. There was a letter sent to one homeowner regarding watering 2 days. One other letter sent out for weeds.

ARB: We had no ARBs

Membership: We have two more lots sold that belonged to the church. Those church lots are now all gone.

Website: nothing to report.

Sunshine committee: B.J. reports for Mary Ann Eastlack that 1 get well and 2 sympathy card were sent.

Clubhouse and common areas

Clubhouse: Joe Cirillo reports he sprayed around the pool area and the streets for weeds.

Pool report by Abner Stoltzfus: Abner gave Joe a business card for another pool service in Okeechobee, Lakeside Pool Services and Repair. She said they are licensed and certified. Abner would like the board's approval to get estimates from them for the same services we are getting done now. Bobbi asks does she have references? Yes, Holiday Inn and Hampton Inn. The board told Abner to go ahead and get an estimate. Joe said if he is available, yes he would like to be part of that meeting. Martha added, have the Lakeside service bring us an estimate in writing, and proof of workmen's comp etc.

Mike cleaned up that bad area at the pool yesterday. Gene Bonn, not here this evening, was to contact the paint store for an estimate on the deck repair in just the bad area not the whole pool deck.

Front entrance: Ed Cassetty cleaned the sprinkler heads and got most of them working. At the last board meeting, we tabled cutting down the trees. After a discussion with Don Landis, about just cutting the trees level with the ground and eventually covering them with sod, Joe Cerillo spoke to Tommy from Charlies Landscaping who said it would cost \$400 to do just that. We would put some stump killer on them.

Joe is still looking at putting pavers in the front of that wall in the front. Fred Sterling checked with the county, and we do need a licensed person to specifically do pavers regardless of if they will be driven on or not. It doesn't matter who does that work, the association is responsible for hiring a licensed firm. Joe says that is a big portion of Hector's work. But the state just changed that regulation, so the board is questioning if Hector is licensed to lay down pavers.

Joe Cirillo also got a price for curbing at \$950. Plus a weed barrier. Plus stone. There is about two feet of dead space there. Lava rock is not the answer because it turns black on the north side. Don Landis agrees that lava rock is not the answer in his personal experience. Peggy Lampi suggested we lay solid concrete up next to the signs at the front entrance. Sod dies because it doesn't get sun or rain. Should we get an estimate to get concrete? Yes, let's get an estimate to lay down some concrete with a color dye added to it. Bobbi Wilkins moved to table this again to get the estimate discussed, with a second by Martha Bucholtz. Motion passed.

New business:

BJ Bolling will be acting treasurer in place of Martha Bucholtz until September 3, 2017. Martha Bucholtz so moved with a second by Bobbi Wilkins. Motion passed.

Bobbi Wilkins read the following statement which will be added to all agendas in the future:

Attendance and input from the residents is encouraged and valued; however, some clarification as to the procedures follows. The board alone has the authority to make motions and vote on all matters pertaining to the business, including but not limited to, expenditures of the association. Input from the attendees is encouraged but is limited to three minutes at the time an item is discussed by the board. Additional comments are allowed in a special segment at the end of the meeting and a sign-up list is provided to facilitate this procedure.

From the sign in sheet for speakers:

Regarding pets: Mike Childs, 4400 SW 11th Way read his letter to the board.

“For years now, for the sake of peaceful coexistence, I have ignored the fact that my neighbors who choose to have pets also choose to use my yard and our neighbors’ yards as a dog walk. The rules of Palm Village Ranch state that I must maintain that area between the curb and the lot line. I

water, spray and maintain it at my expense. My pet-loving neighbors use it to allow their pets to do their business. They even come up onto my garden area. While sitting on my porch, I have seen these much loved animals come on to my lawn and defecate. I do not love these animals and I do not consider this a lovely sight. My main concern is the large, vicious dog that is kept at 4321 11th Way. The resident that lives at this address, walks this animal all over our yards, and it's all she can do to control the animal when it sees a resident. The fact that it would be an accident if the dog got away and attacked one of our neighbors, would be small comfort if that person has been mauled by this animal. Rule 9.3 addresses this and any other problem with pets. Someone used great foresight in drafting this rule. 9.3 states that at no time shall a pet enter any other lot other than the lot on which it is kept, or upon common property. Simply put, pets are not allowed to do their duty other than on the owner's lot. 9.3 also states that the board shall have the right to order the removal of any pet that is considered to be creating excessive noise or nuisance or threatening or vicious behavior, at the board's sole and absolute discretion. I would like to see some positive action taken against this resident, and those that use the lots of others besides their own. My main concern is this dog. It is vicious and mean, and she has a hard time hanging on to it. From what I understand, she has received letters in the past. If in fact she has, the letters have no consequence on her. I feel it is time it got ramped up before one of our neighbors ends up in the hospital. Thank you."

Fred Sterling says we will definitely send her a letter with a copy of the rules so she knows about it. Bobbi Wilkins also says this should also be in effect for all dog owners. B.J. says the dog is not registered and the daughter is not registered either. There was a problem with barking, but that has stopped.

Pond: We all know how dry it is around here, so Don Landis went to the pond and measured, and said only 24 inches is left for our lawn watering. Currently, he estimates we use about 6 inches per week. At that point we have to shut down the system or we will be sucking air into the pump and it will break. This is something the board needs to consider. Also, just driving around, you see people irrigating way too long. Not longer than 30 minutes watering on each property is ideal. If we don't get some rain soon, we will need to shut the system down.

Bobbi Wilkins remarked we all need to say something if our neighbors seem to be watering too long, and notify a board member.

B.J. Bolling says the pond has dropped over a foot in the last month.

Joe Cirillo suggested sending a letter to all the homeowners stating we are in dire straits here with the water. The St. Augustine grass will brown out and then come back when the rain comes.

Fred Sterling asked to Don Landis to confirm if we could control the watering by turning the pump on and off without causing damage to the homeowners systems. The answer is, Yes.

It was suggested that we put a message on the PVR web site that every other week, the pump will be turned off to conserve water until further notice.

Fred Sterling called for a motion to that effect. Martha Bucholtz moved that we shut the pump off as of May 1 every other week to control the use of water, seconded by Joe Cirillo, until we get sufficient rain due to current dry conditions in south Florida. Motion passed. The recording secretary was asked to put that on the web site home page.

Television/DVD in clubhouse: B.J. Bolling says a couple residents have requested we do a couple repairs, a strip of wood on the stage. Some have requested a larger TV — to get a flat screen. We also need a new DVD player. B.J. suggests spending no more than \$500 (out of Social checking) to get a TV and DVD player.

Martha Bucholtz moved to use no more than \$500 for BJ to buy a TV/DVD for social functions at the clubhouse. This was seconded by Bobbi Wilkins. Motion passed.

On behalf of Abner: Bring some pool chairs in and put them on one side of the pool table. Leave out 14 chairs. We do this every summer to protect the chairs from the summer sun and from hurricane season.

At 7:10 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Martha Bucholtz. Motion passed.

_____ Submitted by Diane Timmons, Secretary

_____ Approved: