

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Thursday, July 26, 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, Jerry Slafsky (by phone conference), and Sandy Landis. Walter Bell, Woody Smits, and B. J. Bolling were absent. A quorum was present.

The Treasurer's report was prepared by B. J. Bolling. President Wells asked Sue Solloway to answer any questions regarding the report. There were none.

President's Comments: President Wells reported that liens would be filed on 12 lots early next week.

President Wells asked to waive the reading of and the approval for the June 28, 2012, meeting minutes. A motion was made by Sue Solloway, seconded by Sandy Landis. The minutes were approved as written.

Old Business:

Possible Foreclosure on 4 Lots (66, 67, 78, and 79): At the last meeting, Jerry Slafsky questioned whether selling lots by the Association would jeopardize the not-for-profit status. The Association attorney verified that such action would not jeopardize the Association's not-for-profit status. The Association is not looking to sell them or expect to sell them for a substantial profit. If excessive profit exceeded the Association's overall income, there might be some questions. However, with the state of the real estate market, it is not likely. In our Declarations, the Board of Directors "...have the authority to acquire and convey such interests in real, personal and other property as it may deem beneficial to its Members....". The Association can foreclose and sell if we are able to find a buyer to recoup our losses from unpaid HOA fees. President Wells asked if that answered Jerry's concerns and he replied that it did.

Lots 120 and 121, Owner SEB 500, LLC: President Wells indicated that B. J. Bolling has been talking with the owner and the mortgage holder to see if they would be willing to donate these two lots to the Association at no cost. No final decision has been made at this time. This item will be tabled until next month's meeting.

Road Project Update: Herb Wells stated that he and the contractor had started last November marking areas needing patch work. They investigated it again in May adding a few other spots to the list. The seal coat has been applied and the streets look good. However, during that process, an additional 6 or 7 spots were identified as needing patch work. If not addressed, they will only get worse. The contractor has agreed to come back and reseal after it bleeds out and will do that at no cost. Herb is waiting for a quote to do the patch work, but estimates that it would probably cost between \$3,000 and \$3,500. He did confirm that if not addressed, larger patches will be required. If this is to be completed, it needs to be done when it will impact the least number of residents (so prior to September). Sandy Landis made a motion to allow not to exceed \$3,500 toward the patching of the additional locations noted. The motion was seconded by Sue Solloway and passed by unanimous vote.

Jerry Slafsky left the meeting via phone conference at 6:48 p.m. The Board no longer has a quorum; therefore, no further action can be taken by the Board.

Social Committee: Bobbi Wilkins reported:

- Friday, August 3, is GEO (Gals Eating Out). Please meet at the clubhouse at 12:30 if you want to join us.
- Saturday, August 4, is Bobbi and Tom Wilkins 50<sup>th</sup> Wedding Anniversary dinner in the clubhouse at 6:00 p.m. Please make sure you are signed up.
- Ladies Tea is on August 7, a week earlier because of the election on August 14. Marilyn, Susie, and Jan will host.
- Euchre at 6:00 p.m. on August 8 and August 22. We need more players.
- Soup and Salad Potluck on August 18 at 6:00 p.m.

- September 3 is the Labor Day Picnic. Tom and Sandy will be our cooks.

We are trying to locate alternative bus companies to transport us to various venues. So far, haven't heard back from any of those contacted.

Please mark your calendars for November 10. That will be our yard sale – at individual homes, nothing in the clubhouse.

Compliance Committee: President Wells said it was time to make another pass through the community to check on everything. Florida Living's two homes, Utts, and Gemme's on the Boulevard have been addressed and look much better. If anyone notices something that has not been addressed for some time, please pass the information along to either Herb Wells or Sheryl. They may be working on it, but appreciate everyone's input.

Architectural Review Board: Nothing to report.

Membership: Nothing to report.

Newsletter and Web: President Wells announced that the new website is up and running. Please check it out. She asked if there is still a need to continue with the newsletter. Should it be placed on the website? Bobbi Wilkins reminded her that there are several residents who do not have computers. Sheryl had discussed the possibility that Sue might take over the preparation of the newsletter; or Sheryl could show Sue how to upload information to the web in place of the newsletter. Herb Wells suggested taking the pictures and posting them on an easel in the clubhouse. If anyone has any suggestions, please let us know.

Pond and Sprinklers: Don Landis reported that the pipe going from the pump house to the pool for the purpose of aeration had split. It is being supported by 2x4's which are rotting and not very sturdy. The valve has been shut off and he is only reporting so that the Board is aware of the situation. He does not feel there needs to be anything done at this time. There are no issues unless someone turns on the valve (it is a manual valve). Don also reported that he replaced a flood light at the entrance.

Pool: Bill Doucette felt everything was going well as far as he knew. He will monitor the tiles around the pool for any potential problems.

Lawn: According to Herb Wells, the south ditch has been cleaned and the trees trimmed. The project is completed. Charlies will be going through the community and trimming specific trees of previous customers that have newly formed seed pods. This is being done at no cost and on his own time.

Weeds: Nothing to report.

Sunshine: Sandy Landis spoke with Ruth Stephens and she is doing well after her eye surgery. Myron Priebe has been in the hospital twice in the last couple of weeks, is home now, and doing some better. Judy Plants has her good and her bad days but managing. Sandy had not heard any additional information about Elnicki's son. Jan Sterling reported that Magdlen Colburn was home from the hospital. She had a broken finger and had damage to her eye from her fall – she is doing reasonably well.

New Business: President Wells asked for discussion on Jerry Slafsky's Proposed Association Owned Land Protocol. Sandy Landis complimented Jerry for his forward thinking. However, she felt that this topic was important enough and could potentially impact all residents, that discussion should take place when the entire Board is in physical presence along with more residents. It is impossible to discuss something this important by phone when the audience cannot hear comments made by the phone conference members, and they cannot hear any input from those present or even members of the sitting Board. Both Sheryl and Sandy had comments about needing more explanation or definition of certain terms. Additionally, the Board members present seem to be struggling with the base price issue. Each lot is unique (location, dues, taxes, legal fees, etc.) that make it almost impossible to set a price now. Sandy believes it is premature. After considerable

discussion, Sheryl said she would take a look at making some suggestions in the document and provide her thoughts to the Board. One suggestion was to place it on the blog for comments from the residents.

President Wells was advised by Abner Stolfus that the cost of the pool covers had gone up since our last meeting (Board approved an amount of \$710.00 plus tax). Since the Board does not have a quorum, no votes could be taken. However, President Wells gave Abner the authority to purchase the pool covers at a cost of \$772.98 (plus any tax). He is to come before the Board at the August meeting and obtain a formal vote on the purchase.

Sue Solloway made a motion to adjourn, seconded by Sandy Landis. Motion passed by unanimous vote and the meeting adjourned at 7:20 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: \_\_\_\_\_