

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, October 25, 2012

The Board of Directors meeting was called to order by President Sheryl Wells at 6:34 p.m. The roll was called. The following Board members were present: President Sheryl Wells, Walter Bell, Woody Smits, B. J. Bolling, Sue Solloway, and Sandy Landis. Jerry Slafsky was absent.

President Wells asked for the dispensing of reading and approval for the minutes of the August 30 and September 27, 2012, minutes. Woody Smits made a motion to accept the minutes as written and B. J. Bolling seconded the motion. The issue passed by unanimous vote.

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

President Wells welcomed back the seasonal residents present in time for the latest hurricane. Okeechobee has been very lucky this year with regard to hurricanes. Okeechobee is expecting only wind and some rain. Sheryl Wells also stated the Association was foreclosing on four (4) lots owned by one (1) individual. She has not heard back from legal counsel on the status but does expect an update soon.

Old Business: No old business to discuss.

Social Committee: Bobbi Wilkins reported

- Friday, November 2, is Gals Eating Out (GEO). Meet at the clubhouse at 12:30 or let Bobbi know you will meet at Pueblo Viejo.
- Election is Tuesday, November 6. The clubhouse will be closed except for voting.

Bobbi asked Karen Childs to report on the upcoming Yard Sale scheduled for November 10. Karen stated the sale will be on Saturday, November 10, from 7 a.m. until 2 p.m. She asked for volunteers to monitor the front gate prior to 7 (approximately 6:30 until 7:00). Herb said he would get someone to help out. Karen asked what the Board's thoughts were with regard to placing "NO PARKING" signs on one side of SW 44th Blvd. as last year there were issues with congestion. Herb Wells reported that in the past there has been parking patrol directing vehicles to the proper parking area. He volunteered to get a few together to provide this service. There will be a sale sign placed at the entrance the Sunday before the sale and it will be removed the afternoon after the sale. There is a signup sheet if you need tables. They will be available on Friday, November 9, at 10:00 a.m. Karen is asking that the tables be returned to the clubhouse by 4:00 p.m. that afternoon. Do not take tables from the main hall; she will direct you to the available tables. WOKC will broadcast our sale announcement and the Penny Saver will place an ad for \$6.00. Any items you don't sell and want to donate to the auction in January, let someone know, and they can be picked up or you can drop them by the clubhouse.

Karen questioned the need for two yard sales so close together. B. J. Bolling stated that this was being held because some residents was counting on it. However, in the future there will only be the one in February or March.

- Ladies Tea is on November 13.
- November 16 at 6:00 p.m. will be a Welcome Back gathering.
- November 11 the Clubhouse will be closed for a "PRIVATE PARTY".

- Euchre at 6:30 p.m. on 14th and 28th. We need more players.
- 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.
- November 29 is the next Board of Directors Meeting.
- November 30 will be a "Lighting Ceremony" for the Christmas lights. Bob Kilburn has agreed to help with setting up the lighting since Roland will not be able to be here. Volunteers are needed to assist.
- November 28 decorating the inside of the Clubhouse.
- November 3 is a Pot Luck.

In December, the Tour of Tables will be held again in the Clubhouse. If you are interested in decorating a table, please let Bobbi know. There will be some golf cart riding and singing also involved.

Bobbi has talked with the bus company and provided brochures of upcoming trips. If you are interested in any, please let her know. We need 30 to get a bus. There is a Christmas lighting at Mt. Dora scheduled for November 24. If you are interested, she needs to know by November 2.

Compliance Committee: President Wells reported that all violations cited have been addressed. The committee will be making another pass through the community to make sure everyone is in compliance.

Architectural Review Board: The Berglund's are building a garage on the lot between them and the Mills.

Membership: B. J. Bolling had nothing new to report.

Newsletter and Web: President Wells will be posting some new pictures from the Mexican Pile-On and current minutes. She is also working with Rhonda Smits to train her on the web maintenance.

Pond and Sprinklers: Don Landis reported that the sprinklers would be on periodically in the next few days for testing purposes. Please make sure your time clocks are set properly because if not and several systems come on, there may not be enough pressure in the lines to test. The receptacles have been replaced at the entrance. The flags have been taken down until after the expected high winds and rain. Don also mentioned that the "Lots for Sale" sign was in poor condition and coming apart. B. J. Bolling questioned whether the Association wanted to invest in a new sign. Don Landis stated he had spoken with the "Sign Guy" who had prepared the original sign, and he could make an identical set (there are two panels), for \$220.00 (sign size is 2' x 4'). Discussion ensued with regard to redesigning the sign and possibly making it smaller. B. J. Bolling and Sheryl Wells will investigate several different designs. B. J. Bolling made a motion, seconded by Sue Solloway, to purchase a sign (yet to be designed) not to exceed \$220.00. The motion passed by unanimous vote.

Pool: Bill Doucette indicated there were no issues with the pool. He has spoken with the company supplying gas to make sure all is well before we need it.

Lawn: Nothing to report at this time.

Weeds: Herb Wells stated that he was working with Charlie's, but they had to wait until some of the water receded from the south ditch. Once that has happened, Charlie's will mow to the water's edge; then spraying of weeds can take place.

Sunshine: Sandy reported that get well cards were sent to ten (10) residents.

New Business: Marilyn Yoder reported on the possible repair or replacement of a window located in the Pool Table Room which has been cracked (possibly when the canal behind the clubhouse was being cleared). She obtained a quote from a glass company of approximately \$140 to \$150 for replacement. Herb Wells also spoke with Smitty's Glass and received a quote of \$146.00 for replacement of a smoked glass replacement. Herb also mentioned that the windows in the clubhouse are single pane and leak which is causing loss of energy. He has asked Smitty's to prepare a quote to replace all the windows. There is an issue with the height of the sill from the floor which may require the installation of impact windows. B. J. Bolling asked if it was feasible to raise the sill so the impact windows would not be required. Herb will check into both possibilities. It was also decided to wait until receiving the quote to decide whether or not to replace the window in the pool room. In any event, whichever way, there will be stucco work required on the outside of the building when the windows are replaced.

Abner Stolfus had asked the Association to consider the creation of a Beautification Committee on which he would be willing to serve. However, Abner was not present at the meeting so after a brief discussion, it was decided to table this item until next month when, hopefully, Abner will be present.

Fred Sterling informed those present that he has been noticing several beat-up cars entering the park that don't belong. He would like the Association to consider installing a sign that states "No Trespassing, Private Roads". Also, some time back, the Association spoke with the Sheriff about installing "Neighborhood Watch" signage. He attempted to discuss this with the appropriate individuals, but they are extremely busy until after the election. JoEllen Bellaire questioned the reasoning with signage saying we have lots for sale, and then signage stating no trespassing. Are we giving mixed messages. Fred Sterling will again approach the appropriate individuals after the election and report back to the Board.

Ken Stinson asked what had become of the discussion about having a gate at our entrance and was told that there wasn't enough interest, plus the cost was prohibitive at the time.

Sandy Landis asked for those individual wishing to declare their candidacy for the three (3) open seats on the Board to please have their resume to her by December 1 to include in the mailing packet. There will be nominations from the floor the night of the meeting also. Things are going to be done a little different this year in an attempt to shorten the process and make it less confusing. All proxies will be required to be in the hands of the Association five (5) days prior to the meeting. They will not be accepted after that time (including the night of the meeting as in the past). The Election Committee will hold mini seminars on the process for anyone wanting to know how it will all work or if they have any questions. If you do have any questions, please contact me or any member of the committee for help. The committee members are: JoEllen Bellaire, Mary Fritz, Darlene Schy, and Myra Tillman.

Don Landis approached the Board with a request to purchase a medium size trap. We have been catching several armadillos, but some locations will not accommodate the large trap. He can purchase one on line for approximately \$99.00. Herb may have one that is medium size which he will loan. B. J. Bolling made a motion and Woody Smits seconded to purchase a trap for \$99.00. After discussion, it was decided that Don would check Herb's trap to see if it would work and if it is not the appropriate sign, Don will purchase a trap using his monthly maintenance allowance. Therefore, B. J. Bolling retracted her motion and Woody Smits retracted his second.

The second item that Don Landis brought before the Board was a suggestion to look into the possibility of installing exercise equipment such as the ones mentioned in the brochures he submitted. These

have been proven to enhance a community and provide benefits to health and wellness. He thought it would be possible to construct some of the items rather than purchase them. However, there are companies that provide multi-use stations and variety of activities. The area in the back of the lot next to the pool would be a great location. It would be close to water, pool, and restrooms. An area could be blocked off with railroad ties and mulched for the equipment. The Board asked Bobbi Wilkins to check into the material provided. Karen Childs mentioned that in Pompano Beach they installed equipment like this on the beach, and it has been extremely successful.

Carl Fritz reported that there is a five (5) foot alligator in the pond. Fred Sterling will make sure the proper individuals are notified to have it removed.

Herb Wells had received a request from Marty Schy and Walter Bell to check into the sewer/drainage system. After the last large rain we had, the streets (10th, 9th, and 8th) didn't seem to be draining properly. Herb contacted a plumber (Leroy Wise) and they determined there is water in all the culverts. However, the water table is high and that is why there is water remaining. However, it is believed that there is a considerable amount of sand build up which may also be contributing to the slow receding of the rain water. The plumber will be getting Herb a quote for vacuuming our system. There is 220 feet to each culvert with property between. It will take approximately 4 to 5 hours per segment to vacuum out the sand.

B. J. Bolling made a motion to adjourn, seconded by Woody Smits. Motion passed by unanimous vote, and the meeting adjourned at 7:45 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____