

# **PALM VILLAGE RANCH**

## **Board of Directors meeting minutes**

November 30, 2017

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

Joe Cirillo moved to accept the minutes from the October 26, 2017 Board of Directors meeting. Bobbi Wilkins seconded. Motion passed.

### **Treasurer's report**

Martha Bucholtz reported: The Emergency fund is \$10,000, the Reserve is \$181,063.84, Operating Checking is \$ 85,226.71, Petty Cash is \$100, and Social Checking is \$ 5,904.48 for a total of \$282,295.03. Diane Timmons moved to approve the treasurer's report. Rosalie Stinson seconded.

We still have 7 residents that owe for tree trimming. Residents past due in HOA fees totals \$32,920.84 (includes those for which we are trying to take back the lots). Nine people are at least 90 days overdue.

**President's Comments:** Fred Sterling remarked it might not look like a lot is happening with repairs around the community, but the insurance companies are taking forever to settle claims from Hurricane Irma. The contractors in town are tied up. If something is not being done, the holdup is probably caused by either insurance or contractors. Fred just got his check two and a half months after the storm.

Bobbi Wilkins stated that the HOA has a list of 19 properties that have visible damage and every homeowner has been contacted they are working to get the damage repaired.

### **Old business**

Bobbi Wilkins: We talked about a generator last month that would power a small part of the clubhouse in the event of a storm that takes the power down. Ford Cook asked Bobbi to pass on this information. He has been working on this. He got a bid of \$4600 for a Generac Guardian series generator. This covers the generator only and we estimate another \$5000 for installation and electrical work. We propose putting this in the budget for next year. Martha Bucholtz moved to put this in the budget for 2018.

Rosalie Stinson remarked that without the solar panels we had last year, the propane cost to heat the pool could be significant. She proposes we wait to see what added propane costs over the winter. She proposes that we may want to investigate putting free-standing solar panels in, but not on the roof, to heat the pool. We have the hookups already to the pool. Those were not removed. She, as a homeowner, would prefer to have the cost of solar panels as opposed to a generator that may not be used for another 10 years.

Bobbi Wilkins was asked by Ford Cook to suggest a survey of homeowners to see if they think the generator is a good idea and to also find out who thinks solar panels are a good idea. The thought is that a \$100 assessment would be needed next year to finance whatever is decided.

BJ Bolling came to the mic to remark that she is against the generator. It's been 12 years since the last serious hurricane. We need to take a vote on how the general membership feels about this. Several people have remarked to BJ that they have a generator at their house and they don't want to spend HOA money on one for the clubhouse.

Peggy Lampi remarks she thinks purchasing a generator should be tabled until next hurricane season. We also need to hear the audience remarks on the temperature of the pool this winter. The pool is used daily by a lot of people.

Diane Timmons said she thinks we need to see what propane to heat the pool costs for a winter before we talk about something as expensive as a generator.

Gene Bonn commented that he was once responsible for a large generator at another community much larger than this. He had to manage its distance from the building because of the exhaust. He had to ensure the gas was drained and refilled periodically and added stabilizer to the gas. Quite a few people came down to charge their phones and various devices. In his opinion also, individual generators are noisy and people cannot sleep.

Fred Sterling said after hearing the discussion, he feels we should let the next board of directors make this decision. Martha Bucholtz decided to rescind the motion on the floor. But she did comment that anyone who was sitting in their house without electric and air conditioning or unable to charge their oxygen system, would want the generator. In Martha's opinion, we have the room here and we have the ability to shelter our people and make them comfortable. Martha moved to table the generator decision and Rosalie Stinson seconded. Motion passed.

Bobbi Wilkins went on to report they are working on the budget for 2018. It will be complete after this meeting and will be included with the annual mailing.

Bobbi also announced she is looking for more resumes to fill the three open positions on the board of directors. At present she has only received one resume. The resumes will be sent out with the bills.

The mailing will include a meeting notice along with a limited proxy ballot, the 2018 budget, and the resumes. If you are not physically able to attend, fill out the limited proxy ballot and return to the office no later than January 20, 2018. It must be in the office five days prior to the meeting or it will not count. At the January meeting, if you attend, you will have one vote per lot. A ballot will be provided to you. Members must be in good standing to vote. If you are delinquent on your dues to the HOA more than 90 days, or have penalties or fines, or if you owe for tree trimming, your vote will not count.

We have three positions on the board that need to be filled for next year. We need resumes by December 1 from anyone who might be interested. We are filling the compliance position (currently Rosalie Stinson) and the recording secretary position (currently Diane Timmons). We are also filling the position currently held by Joe Cirillo. Everyone needs to take their turn.

## Committee Reports

Social committee, BJ Bolling reporting: please sign up at the clubhouse for the following events.

- Friday, Dec. 1: GEO (Girls Eating Out) will go to 2<sup>nd</sup> Street Pizza this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Wednesday, Dec. 6: We need helpers to decorate the tree and put lights out at 10 a.m. We will assemble at the clubhouse the evening before to check the lights and get things ready.
- Tuesday, Dec. 12: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Marilyn and Sandy T.
- Tuesday, Dec. 19: Tour of Tables and cart parade at 6 p.m. After the parade we tour sponsored tables in the clubhouse that individuals sponsor with goodies and finger foods.
- Monday, Dec. 25: Marry Christmas dinner at the clubhouse at 1 p.m. Being a \$10 gift. If male bring a gift for a male; if female, bring a gift for a female. The should be wrapped. Hostesses are BJ and Rhonda. Bring your own place setting and drink. Meat will be provided by the HOA and donations. You need to sign up.
- Thursday, Dec. 28 Board of Directors meeting at 6:30 p.m. All residents are encouraged to attend.
- Sunday, Dec. 31: Happy New Year! A New Year's Eve party will be at the clubhouse from 8 p.m. to 12:30 a.m. BYOB. Bring finger food and your own place setting. We will have a DJ. Hostess is Michelle Baldwin.
- Cards: there are afternoon and evening games, euchre and poker. The calendar is on [Palmvillageranch.com](http://Palmvillageranch.com) on the home page.

**Compliance:** Rosalie Stinson went out to check the lights this month. Seven lights were out, three of which belong to HOA. Rosalie used Fredericks Electric fix her light and was satisfied. She would like permission to contact him to work on the three HOA lights that are out. She had five violations, mainly power washing and weeds, which received letters. A group of us went through the hurricane damage list and contacted homeowners. They are all in different circumstances but are trying to be in compliance. We will check with them every month for progress.

**ARB:** We had one about putting in a garage this month. We have one scheduled for December 6. There has been quite a bit of construction and development going on for the past 16 months.

**Membership:** Bobbi Wilkins reports Pat and John Renner have sold their home to Jeff & Lisa Coonrod. Mike and Gina Gehring bought a lot on 15<sup>th</sup> to bring in a double-wide home for his parents.

**Website:** Diane Timmons reports she moved things around and has added the regular things to the website this month, such as minutes, social calendar and board meeting agenda. It usually takes about 10 days after the board meeting to get the minutes up on the website.

**Sunshine committee:** Maryanne Eastlack sent out no sympathy and three get well cards during November.

**Clubhouse and common areas:** Joe Cirillo learned the security light at the clubhouse door is out. He will look at it. (See Don Landis' comments below.)

Ed Cassetty, on front entrance, reports he is going to take care of those little spots of weeds as soon as he finds the chemical he needs. His usual sources are out. He has some plants to put out. He commented he thinks the new mowing service is doing an exceptional job.

Joe Cirillo reports the sprinklers have been on and there is plenty of water in the pond.

Pool: Gene Bonn, pool supervisor, has called some resources and has some bids for resurfacing, cleaning and repairing the tile on the pool. A service from the coast came out and did a wonderful job of scoping out the work, but the estimate is \$24,000 to \$36,000. He said if you have to empty the pool, you are then required to adhere to all the current upgrades and ordinances. The skimmer around the pool and our ladders, all would not work. Then he got an estimate from the people who are taking care of our pool now. Their estimate was to use their hot steam cleaner where you do not need to empty the pool. Their estimate is \$3-4,000. When asked if they can fix leaks if we have them, they said they can fix the leaks even with water in the pool. One of the pool volunteers offered that she has added very little water to the pool so far. Gene remarked that either we are getting less evaporation because of the cool weather or since we are covering the pool more that's what is making a difference.

Gene Bonn has suggested that since all the winter residents will be here soon, he feels he should raise the temperature of the pool. He asked the audience, how warm do you want the water? Discussion followed. The consensus is 82 degrees for the pool. Gene also offered to open the pool earlier if the community wants. There was also a short discussion about the pool heater. Joe Cirillo suggested the pool heater may be sized with the solar panels in mind. Gene will study the size of the pool heater and check with Heather of the new pool service.

**Important:** Gene also asked the people who were pool volunteers before, please turn in your keys.

Joe Cirillo reported on lawns being cut. Joe reports that Jose was only here once during November. Rain delayed him in early November. Bobbi said she will talk to Jose about two cuttings per month. Joe also sprayed the streets for weeds earlier in November.

### **New business**

Bobbi Wilkins reports a new sign-up sheet has been put out for tree trimming planned for January. Please sign up. Charges are \$28 per tree. If your trees have not been trimmed lately and they look bad, you will get fined.

### **Speaker sign ups**

Don Landis remarked that the corner motion lights are not working on the clubhouse front. These are switched inside the clubhouse. If the switch is turned off, they will not function. Don pointed out the switch plate is at the right of the double doors looking out from the inside. The switch at the left on

the plate controls the outside motion lights. We need to tape it up in the “on” position. The switch on the right turns on the door lights.

Don mentioned the “Florida Snow” on the lawn out front which we see this time of year. He suggested a spray like we did last year.

Don also discussed solar panels that would be installed to generate electricity. That could power the clubhouse as well as heat the pool. Some companies will take your electric bill and take the money you would pay for your electric to pay off the solar panel installation and setup. After it is paid off, you are in the clear with no electric bill. Then, we might be able to get rid of the propane, the generator, the pool heating expense. Everyone listening thought this idea could be a winner but needs more research.

Don also said he has heard people were charged labor for the work he did to get all the driveway lamps repaired after Hurricane Irma. Bobbi confirmed this was done because there are too many residents who expect things to be done for them. They don’t mind paying this nominal fee up to about \$20. Because these are friends and neighbors, Don does not want this money for himself. The board can keep it.

Fred Sterling says thank you everyone for coming.

At 7:25 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Martha Bucholtz. Motion passed.

\_\_\_\_\_ Submitted by Diane Timmons, Recording Secretary

\_\_\_\_\_ Approved date