

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
JUNE 28, 2018

President Fred Sterling called the meeting to order at 6:35 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Ford Cook, Bobbi Wilkins, and Gene Bonn. The following members were absent: Sheryl Wells, Martha Bucholtz, and John Buccino.

President Sterling entertained a motion to approve the Board of Directors minutes of the May 28, 2018, meeting. A motion was made by Bobbi Wilkins, seconded by Ford Cook. Motion passed unanimously.

Bobbi Wilkins presented the Treasurer's report, in Martha's absence, reflecting the following:

|                                     |              |
|-------------------------------------|--------------|
| Emergency Fund                      | \$10,000.00  |
| Reserves                            | \$262,578.74 |
| Operating Checking                  | \$103,921.52 |
| Petty Cash                          | \$100.00     |
| Social Checking                     | \$7,319.34   |
| For a total checking and savings of | \$354,888.66 |
| Accounts Receivable                 | \$152,977.13 |
| For a total Assets of               | \$536,896.73 |

A motion to accept the Treasurer's Report was made by Fred Sterling, seconded by Gene Bonn. Motion passed.

**PRESIDENTS COMMENTS:** President Sterling felt that everything has been going smoothly, most of the construction is winding down; and he wanted to thank everyone for their help.

**OLD BUSINESS:**

Mailboxes: B. J. Bolling reported that she had not done anything yet. She mentioned that Michelle Baldwin volunteered to help her. The issue of the leaking boxes was brought up; however, it will be difficult to determine those that are leaking with many of the residents gone. She will compile a list of those that are known so that a good faith cost can be determined to correct the problem. She suggested budgeting funds in the January 2019 budget for this project. She was uncertain as to the cost to repair and/or replace the concrete pads. Ford Cook suggested talking with the air conditioning companies to see where they get the prefab slabs for their a/c units. As for replacing the really bad mail box units, he thinks that the cost might be \$1,100.

Pool Cover and Decking: Ford Cook has been working with these projects and reports that the two companies are coordinating their work schedules so that both items can be done simultaneously. These two matters will be completed prior to the winter season.

B. J. reminded him that some of the pool furniture needs to be brought inside so that less sun damage (as well as less work) will occur. Ford stated that when the two projects start, all furniture will need to be removed.

Ford also mentioned that he was able to negotiate with the company replacing the drain covers because of some ordering problems. Instead of the \$500 first quoted, he got them to reduce the price to \$150.

Front Entrance Light Replacement: Ford reported that the contractor has been notified, and the LED entry lights will be installed when his schedule allows.

Three Association members have experienced having their golf cart stolen. Since we don't have a wall or fence across our entrance, Ford has done some research on placing cameras at our front entrance. He has given the Board three quotes from Gator Security and Metro Alarm ranging from \$4,986 to \$9,600 which would include all we would need.

B. J. Bolling questioned whether we really have a need. We have only had 3 separate instances in the last 10 years. Possibly in the future it might be an option.

Considerable discussion took place regarding the pros and cons. No action was taken.

John Buccino arrived at the meeting at 6:50 p.m.

Follow Up on Hurricane Damaged Homes: Ford Cook is asking the Board to a prepare letter to the Association's attorney asking him to pursue two compliance issues, giving the owners 30 days to comply. These homes have received multiple notices of noncompliance. If after the 30 days, nothing has been accomplished, the Board will authorize the work to be done and bill the homeowner. If they do not pay for the repairs, a lien will be filed. The motion was seconded by Gene Bonn with Bobbi Wilkins abstaining. Motion passed. Discussion took place to make sure the language addresses the specific problems.

Ford Cook looked into the possibility of replacing all the street signs within the community. He spoke with KOA about what they have installed. The Association can purchase 25 street signs similar to the design we have for \$6.95 each. The words, "Palm Village Ranch", can be placed under the street name as well. The Board will review the information.

SOCIAL COMMITTEE: B. J. Bolling gave the social committee report as follows:

- 4<sup>th</sup> of July Picnic (Wednesday) at 1:00 p.m. Hot Dogs, Brats, and Hamburgers will be supplied.
- July 6 is GEO at Nutmeg Café at 1:00 p.m.
- July 10 is the Ladies' Tea at 1:00 p.m.
- Euchre is on the 11<sup>th</sup> and 25<sup>th</sup>
- Poker on Tuesday and Thursday at 1:00 p.m.
- July 21 is the Potluck at 6:00 p.m.
- Board Meeting is on July 26 at 6:30 p.m.

COMPLIANCE COMMITTEE: Michelle Baldwin reported that she sent notices to a resident on 9<sup>th</sup> Way and 6 or 7 streetlights that were out. Some of which she spoke to and others Jim is working with.

ARB: Nothing to report.

MEMBERSHIP: Bobbi Wilkins indicated that there was nothing new to report.

WEBSITE: Nothing to report as Diane was not in attendance.

POND AND SPRINKLERS: Joe Cirillo was not in attendance, so nothing to report.

FRONT ENTRANCE: Ed is not here, so nothing to report.

POOL: Gene Bonn said that he was told a member called the State Health Department with regard to our pool. He attempted to contact that same department and was sent from one extension to another. He was finally given a name out of Palm Beach. He was told that if you wanted to know anything about pool regulations, this was the place to contact. He questioned them regarding the "pool closing" and how it was enforced. Considerable discussion took place. However, this issue is now resolved because the Association has complied with the requirement of replacing the drain cover.

Bobbi Wilkins indicated she had received an anonymous letter (which she read). Considerable discussion took place regarding its contents. It was stated that anyone who wishes to inform the Board about a problem should do so on the Complaint Forms provided, along with a signature of the party complaining. The Board will review the submitted complaint, and then respond to that individual. Without a signature on the letter, there is no way to properly address the issue. The complaining party's name will not be revealed when submitted; but without it, your complaint cannot be addressed.

Jim Gallagher suggested that the Board send out a letter to all residents/owners explaining the pool rules. However, these rules are on line and in the documents given to each new owner.

LAWN AND WEEDS: Bill Bucholtz was not in attendance; however, Ford said he saw him spraying for weeds recently.

NEW BUSINESS: Bobbi informed the group that she has spoken with Jose and was told that the trees will be trimmed next month. She assumes that the price will be the same; however, she has not confirmed it. B. J. would like to have someone trim the small palms in front of the clubhouse.

RESIDENT COMMENTS: None

A motion to adjourn was made by Bobbi Wilkins and seconded by Gene Bonn to adjourn the meeting. Meeting was adjourned at 7:30 p.m.

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Bobbi Wilkins, Secretary