

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, July 25, 2013

President Sheryl Wells opened the meeting at 6:38 p.m. The roll was called and the following Board members were present: Sheryl Wells, Sue Solloway, Fred Sterling, Sandy Landis, and by phone Walter Bell and Dave Berglund. Jerry Slafsky was absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the June 27, 2013, Meeting Minutes. Fred Sterling made the motion, and it was seconded by Sue Solloway. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report to those in attendance. Discussion ensued with regard to whether the Association could purchase a CD that would complete the year's requirement. A motion was made by Fred Sterling to use money from the operating account to purchase a reserve CD for \$19,000+ filling the requirement for the remainder of the year. Seconded by Sandy Landis, the motion passed by unanimous vote. Sue Solloway indicated that purchase would give the Association a total of 8 CD's.

President's Comments: Sheryl Wells relayed information she had received in an email from the attorney for Wells Fargo who is now the owner of the property formally owned by Ms. Utt. Nothing had been paid on the homeowner's dues during the period following the death of Ms. Utt and while under the estate. We have been billing and trying to collect the outstanding dues. The attorney says that according to Florida State Statute and our Covenants, any lien is subordinate to the primary mortgage. Because of that, when the property is sold at auction (for \$1), the new owner can only be held responsible for the homeowner's dues from the date that they took ownership to the present. So, they will owe us a pro-rated amount from December 17 – 31 of 2012, January, and July of 2013, plus a violation amount of \$300.00 for a total of \$949.64. They will pay this upon receipt of our revised estopple letter to reflect the new amount (originally the estopple indicated \$5,061 due). There is no way we can fight this decision. The remainder owed will be written off.

Old Business: Replacing the Decorative Rock at the Entrance: Sheryl Wells read from a quote by Charlie's as follows:

Remove 4" of existing white rock and dispose of it, and lay 2 rolls of landscape plastic for a cost of \$1,000.00.

Replace with 6 yards of lava rock delivered at a cost for the rock of \$868.80; or
Replace with 6 yards of white marble rock delivered at a cost for the rock of \$891.00

To physically install the rock for \$200.00

A total cost for this project would either be \$2,069 or \$2,091 depending on which rock is installed.

After considerable discussion a motion was made by Sandy Landis to have Charlie's install the lava rock as described above at a cost not to exceed \$2,100.00. It was seconded by Fred Sterling and passed with Walter Bell opposing. Don Landis will coordinate with Charlie's to get this project accomplished.

Social Committee: Bobbi Wilkins reported on the following events:

- Saturday, July 27, is the next Pot Luck at 6:00 p.m...
- Friday, August 2, Girls Eating Out (GEO) at Los Cocos at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be August 13 at 1:00 p.m.
- Potluck on August 17 at 6:00 p.m. Bring a dish to share.
- August 29 is the Board of Directors Meeting at 6:30 p.m.
- Labor Day Picnic at 1:00 p.m. Brats and Burgers will be provided. Bring a dish to share.

There is no Euchre or cards until Fall since we don't have enough players. Also, crafts are temporarily cancelled until there is more interest.

Compliance Committee: Herb Wells reported that 23 notices had been sent this past month and everything has been addressed. The issue with the roof of Lockheads will be resolved within 30 days. They have contracted with someone to take care of the violation.

Architectural Review Board: Herb Wells stated that the only item on the Review Board agenda was a garage for Ed Cassetty. He will be building it on the lot next to his residence and back behind the house line. He sold his business and will be making Palm Village his permanent residence. Herb spoke with the other members of the Review Board and received their approval for Mr. Cassetty's garage.

Membership Committee: Sandy Landis stated she had conducted one interview for a contract that had been submitted for Bill Renne's home. Additionally, she has had conversation with a buyer for the Jenkins property.

Website: Rhonda is out of town.

Clubhouse and Common Areas: Nothing to report.

Pool: Nothing to report. Bobbi Wilkins mentioned she thought the fence needed some power washing and Walter indicated he would take care of it when he returned in September.

Front: Nothing to report.

Lawn: Nothing to report.

Weeds: Herb Wells said that Ed Cassetty would be assisting with this project. The business he sold was in extermination so he will be a great asset.

Sunshine/Welcome Committee: Marilyn Yoder reported in Mary Fritz' absence that she had sent out 3 get well cards. A sympathy card was also sent. Jerry Slafsky is still in the hospital in Maine but doing well.

New Business: Herb Wells informed the Board that the clubhouse gutters have been installed. The project is complete.

Resident Comments: When asked about an update from Florida Living, Sheryl Wells said that they had told her they plan to pay the back taxes before the property went to auction. Taxes have not been paid and there are signs in front of the property for auction.

Silver Palms has been busy clearing the remainder of their property to complete the development. It was reported that the lots are selling at \$85,000 each.

Motion was made by Sue Solloway to adjourn and seconded by Fred Sterling. Meeting adjourned at 7:15 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____