

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
JULY 26, 2018

President Fred Sterling called the meeting to order at 6:30 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Sheryl Wells, Martha Bucholtz, John Buccino, Bobbi Wilkins, and Gene Bonn. The following member was absent: Ford Cook.

President Sterling entertained a motion to approve the Board of Directors minutes of the June 28, 2018, meeting. A motion was made by John Buccino, seconded by Martha Bucholtz. Motion passed unanimously.

Martha Bucholtz presented the Treasurer's report reflecting the following:

Emergency Fund	\$10,000.00
Reserves	\$262,578.74
Operating Checking	\$115,392.94
Petty Cash	\$100.00
Social Checking	\$7,163.24
Total	\$395,234.92

Martha reported that she was still waiting on three residents to reimburse the cost of having their trees trimmed in January.

PRESIDENTS COMMENTS: President Sterling felt that everything is going great.

OLD BUSINESS:

Mailboxes: B. J. Bolling reported that she had made contact with suppliers of mailboxes. She also found out that the air conditioning firms can get her small pads to place under the boxes. She received a quote for \$1,150.00 per cluster box unit and also the pedestals (only in sandstone) for around 9-10%. This cost may go up 9-10% due to recent tariffs put into place. This cost does not include delivery, sales tax, or installation. She estimates the Association needs 104 individual slots for residents. There are new boxes on both 8th and 9th which would not need to be replaced. The new boxes only have 2 parcel sections. She would like to see that the Association is starting to put money aside in next year's budget for this project.

The slabs she can get from the a/c firms are 3' x 4' and would cost \$100 per pad delivered.

Pool Cover and Decking: Bobbi confirmed with both companies involved that the schedule for the repair work is August 13. It is estimated to take somewhere around a week to 10 days depending on the weather. All pool furniture must be removed.

Front Entrance Light Replacement: Bobbi was informed that the front entry lights are being manufactured and will be installed as soon as that process is complete.

Security Cameras: Gator seems to have the best price for this equipment. However, Ford Cook is much more knowledgeable on this topic. Therefore, this item will be tabled until he returns.

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

Girls Eating Out (GEO) will be at Brown Cow on August 3 at 1:00 p.m.
Poker and Cards at their regular times
Euchre on the 8th and 22nd at 6:30 p.m.
Ladies Tea on August 14 at 1:00 p.m.
Potluck (no theme) on August 18 at 6:00 p.m.
Board of Directors Meeting on August 30 at 6:30 p.m.

COMPLIANCE COMMITTEE: Michelle Baldwin reported that she sent 5 notices for weeds and/or mold. She also sent a notice regarding skirting and 4 streetlights out. Jim will work with the residents to get the streetlights repaired. Two other lights are being worked on – one on 13th and one on 10th.

ARB: Nothing to report.

MEMBERSHIP: Bobbi reported that she had received two applications to purchase. One on 15th which should close near the end of the month. The other was for 2 lots on 10th Avenue.

WEBSITE: Diane stated that all the normal information is on the website and that she also placed a warning notice about alligators – please be aware when you walking your pet and in your yards. You don't have to be near water for them to appear. John Buccino said a 4'+ alligator was recently removed from the pond. Diane is also in the process of updating the clubhouse photo.

SUNSHINE COMMITTEE: B.J. reported for Mary Ann that she sent out 2 get well cards and 1 sympathy card.

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 is seeing rust. This rust is coming off the pump. Also, he has noticed a ring around the pool. Please shower off any oils PRIOR to entering the pool. Others using the pool will appreciate not having to deal with it.

LAWN AND WEEDS: Martha reported for Bill Bucholtz that he had sprayed for weeds and all was good. The Board will speak with Jose regarding a couple of minor issues with the lawn care.

NEW BUSINESS:

Combo Locks for Pool: Bobbi informed everyone that new combination locks have been placed on the gate enclosure. Only those individuals on the pool committee will be given the combination. If it is discovered that others are accessing the pool, the combination will be changed. ONLY THOSE ON THE COMMITTEE ARE TO HAVE THE COMBINATION.

Door Lock Repair: The locks on both the front door to the clubhouse and the door from the pool need repair. It will cost \$171.20 to repair these locks. The damage is partially caused by individuals using their key to pull the door open instead of the handle. Please refrain from using this method to access

the facility. Motion was made by Martha Bucholtz and seconded by John Buccino to proceed with the repair. Motion passed.

Clubhouse Closure: The clubhouse will be closed on August 27 and 28 for the election. No one is allowed in the clubhouse after the voting machines have been delivered.

Contract for Jose for Tree Trimming: Bobbi has asked Jose to prepare a contract for tree trimming in the future. He will be purchasing his own equipment and would like to establish a 5 year contract. Once I have received his contract proposal, I will bring this back before the Board.

Street Signs: Bobbi asked to Board if they wanted to proceed with the replacement of all street signs within the community. The sign cost per street was quoted at \$6.95. We do not know what the cost for the poles would be yet. She asked for a motion to proceed with this project. Martha Bucholtz made a motion to proceed, seconded by Sheryl Wells. Motion passed.

RESIDENT COMMENTS: None

A motion to adjourn was made by Martha Bucholtz and seconded by Sheryl Wells to adjourn the meeting. Meeting was adjourned at 7:00 p.m.

Bobbi Wilkins, Secretary