

PALM VILLAGE RANCH HOMEOWNERS' ASSOCIATIO
BOARD OF DIRECTORS MEETING MINUTES
December 17, 2015

The meeting was called to order by President Sandy Landis at 6:39 p.m. The roll was called and the following Board members were present: Sandy Landis, Fred Sterling, B. J. Bolling, Rosalie Stinson, Diane Timmons, Ford Cook, and Bobbi Wilkins.

Treasurer's Report: B. J. Bolling

Operating Checking	\$21,788.45
Social	4,699.79
Accounts Receivable	111,739.05

The invoices have been entered, but payments will not be entered until after the first of the year. Most of what is in the operating checking will be transferred into the Reserve Accounts.

President Landis stated she would entertain a motion to dispense with the reading and the approval of the November 19, 2015, meeting minutes. Motion was made by Fred Sterling and seconded by Ford Cook. Motion passed by unanimous vote.

Presidents Comments:

Don and I had a great vacation. It was very relaxing. Thank you to those who filled in for Don and I while we were gone. Thank you to Ford Cook who fixed the entry lights. Thank you to the volunteers who helped put up the Christmas lights. Thank you to B. J. Bolling for coordinating the palm tree trimming project. And, thank you to Rhonda, Marilyn, Joellen, and Shirley Adkins for helping to deliver the election packets.

Old Business: Landscaping Committee – B. J. Bolling

B. J. Bolling explained that anyone who wanted to be involved and help decide the ultimate outcome of the landscape around the Clubhouse, please let her know. Much of the plantings have had nothing done to them or none changed for approximately 12 years. Many need to be removed. This committee will decide which to take out, what might be re-planted, as well as whether to use mulch or red lava rock. Once these decisions are made, the committee will make its recommendation to the Board for final decision.

Sandy Landis mentioned that the Association has not had Charlie's put down new mulch until this decision is made. No need to waste his time and our money.

Election Process: Bobbi Wilkins

All of the election packets have now either been mailed or hand delivered. If you do not plan to attend the meeting, please make sure your proxy and proxy ballot is returned prior to January 23. You must be in "good standing" to vote (no outstanding dues or fines). We have received three resumes for the three open positions on the Board. We do have the option of having nominations from the floor the night of the meeting.

Social Committee: Bobbi Wilkins

- Christmas Dinner, December 25 at 1:00 p.m. It is imperative that you sign up. Speak with Marilyn or B. J. about what to bring. There will be a slight donation to help pay for the meat. A \$5 gift exchange (wrapped) if you wish to participate. Mark whether for a man or woman.
- GEO, January 8 at Lunkers, meet at Clubhouse at 12:30 or Lunkers at 1:00.
- Ladies' Tea at 1:00 on January 12
- Soup, Salad, Dessert Potluck on January 23 at 6:00 p.m.
- Euchre has been changed to the 2nd and 4th TUESDAY at 6:30 p.m.
- Poker Players every WEDNESDAY at 7:00 p.m.
- Water Aerobics on Monday, Wednesday, and Friday at 4:00 p.m.
- Cards on Monday and Thursday at 1:00 p.m.
- Fashion Show on February 11. The cost for a ticket this year is \$15.00

Compliance: Rosalie Stinson

Rosalie reported that she passed out 16 violation cards. Mostly for mold and dirty light poles.

ARB: Fred Sterling

Nothing.

Membership: Bobbi Wilkins

Bobbi interviewed individuals who will be renting Marilee Cass-Clark's and Pete and Cheryl Gawda's homes. We also have a potential buyer for two lots.

Website: Rhonda

Nothing new.

Clubhouse: Don Landis

Don reported that this was the second time the aerator lines have been cut. The culprit is a trolling motor blade. He passed out information and showed the pieces of rubber hose. He asked the Board for authorization to have a sign (18" x 24") of aluminum with vinyl lettering and a post made by the "Sign Guy" for \$100. Bobbi Wilkins made a motion to purchase a sign as described for \$100 to place near the aerator and irrigation lines to protect them from damage.

It was suggested that the sign have some reflective material so that it could be read in the dark. Don mentioned that if the irrigation lines were damaged, those would be difficult to repair.

Bobbi Wilkins revised her motion by stating to purchase a sign with reflective material for no more than \$150 as described from the Sign Guy. Motion was seconded by Fred Sterling. Motion passed by unanimous vote.

Don was advised by Mary Lou Brenenstuhl that there was a hole next to the sidewalk near the property line between them and the Robinsons. She could see a pipe and was worried it might be serious. Don has spoken with both property owners and Charlie's. Tom McCoin is scheduled to come out on Saturday to take a look.

Don was alerted to a problem with our lawn. He contacted Highland Pest Control and they advised him that our entry and near the clubhouse has fungus, fire ants, and weeds (Florida Snow which is a vine that will overtake the grass and kill it). Highland is recommending that we spray quarterly for these issues at a cost of \$350 per treatment. And then once we have that under control, to do 2 granular treatments. He does not have a price yet for the granular treatment.

There was considerable discussion regarding price and number of treatments. Ed Cassetty felt the price was fair and that he would not recommend anything less than quarterly. This treatment would cover the clubhouse, lots on either side of the clubhouse and across the entire front entry.

The front entry is our “first impression” so we want to make sure it attracts rather than detracts.

There was also a reminder that at some point the Association was going to automate the watering in the front rather than having someone physically turn it on, wait for it to water a significant amount of time, and then physically turn it off. This will be reviewed again at a later meeting.

Ford Cook made a motion that we have Highland treat our Common Area quarterly for fungus, fire ants, and various weeds for a cost of \$350 per treatment. The motion was seconded by Fred Sterling. Motion passed by unanimous vote.

Don reported that while we were gone it was discovered that the pool heater was not working properly or at all. He will be meeting with Mike of Gator Pools (who installed the heater 2 years ago) on Friday.

He also mentioned that the life buoys purchased 18 months ago are looking pretty nasty. These really need to be cleaned every day like the furniture. He attempted to clean them and will try again. He distributed information on purchasing new ones through Recreonics at \$91.77 each. They do have a clear case which might make them last longer for \$232.91. This isn't something that needs to be done immediately, however. A question was asked as to whether they could be painted with epoxy. That will be investigated.

Ed Cassetty did not have anything to report on the entry flowers.

Sandy mentioned that Tony Adkins had called to make sure no one else had sprayed for weeds. She was told he would take care of it today.

Sunshine: Rose Wermer

Rose sent 2 sympathy cards and 3 get well cards during the past month.

New Business: Sandy Landis

Insurance: We received our renewal for our general insurance covering the clubhouse, pump house, etc. and the premium went down \$3.54. The total cost is \$6,964.48. B. J. will be making that payment after the first of the year. It is due January 8.

Lots 120 and 121: We have received an offer to purchase Lots 120 and 121. As you recall back in 2012, the Board was approached and ultimately received these two lots from the previous owner. They had been behind in their dues and didn't want to keep the lots. They paid off the remaining mortgage and signed the deeds over to us. After receipt of the deeds, we received a tax bill for \$726.26. At that time, the Board voted to apply an asking price of \$8,900 per lot which would give the Association room for

negotiation. The Board also voted that all proceeds from the sale of these two lots would be transferred into the Road Reserve Fund.

The offer we received is for the following:

- Selling price: \$15,000

Keep in mind, the Association has not received any dues for over 5 years. The new dues would generate another \$1,488 per year.

Considerable discussion regarding whether to use the attorney as closing agent or a local title company such as Okee-Tanie or Clear Title. I checked with Okee-Tanie and our outlay (if we paid some of the closing costs) would be approximately \$500. I have a conference call scheduled with our attorney tomorrow to discuss what his firm would charge.

The final decision was as follows:

- Counter with a full price offer - \$17,800
- Include the HOA rider as recommended by our attorney
- Buyer to pay all closing costs
- Include the statement recommended by our attorney: "Allow the Homeowners' Association the option to terminate the agreement without penalty if title defects are discovered and the Association decides it does not want to spend the money to cure them."
- Use Okee-Tanie as closing agent (unless attorney can do it for the same amount)

The Board felt both Okee-Tanie or Clear Title would be better because they are a local company.

After further discussion, B. J. Bolling made a motion to send a counteroffer as follows:

- Counter with a full price offer - \$17,800
- Include the HOA rider as recommended by our attorney
- Buyer to pay all closing costs
- Include the statement recommended by our attorney: "Allow the Homeowners' Association the option to terminate the agreement without penalty if title defects are discovered and the Association decides it does not want to spend the money to cure them."
- Use Okee-Tanie as closing agent (unless attorney can do it for the same amount).

The Motion was seconded by Diane Timmons. Motion passed by unanimous vote.

Resident Comments: Joellen said she had been told there are several vehicles speeding within the community. She doesn't know if they are residents, guests, or workers. Ford Cook volunteered to use the radar gun when he returns from his business trip after the holidays.

A motion to adjourn was made by B. J. Bolling and seconded by Fred Sterling. Meeting was adjourned at 7:30 p.m.

Respectfully submitted by: Bobbi Wilkins, Secretary