

PALM VILLAGE RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 27, 2015

President Sandy Landis called the meeting to order at 6:31 p.m. The roll was called by Bobbi Wilkins with the following members present: Sandy Landis, Fred Sterling, B. J. Bolling, Bobbi Wilkins, Rosalie Stinson, and Diane Timmons.

Treasurer's Report by B. J. Bolling gave the following information:

Emergency Fund	\$ 10,000.00
Operating Checking	\$ 52,306.12
Reserves – Money Market	\$184,239.79
Petty Cash	\$ 100.00
Social	\$ 4,818.00
Accounts Receivable	\$ 34,444.00

Sandy asked for a motion to dispense with the reading and the approval of the July 30, 2015, minutes. Motion was made by Fred Sterling, seconded by Bobbi Wilkins. Motion passed by unanimous vote.

New Business: Renewal of Charlie's Lawn and Landscaping Contract

Don Landis presented the contract stating that Charlie's is asking for a modest increase on his contract which will expire September 30. This is the first increase since 2008. He has again agreed to a 2 year contract. He is asking for an increase to the common area to \$1,583 and \$2.00 a month per lot increase which breaks down to an additional \$0.66 per lot mow plus a share of the common area costs of \$0.83 or a total of \$1.49 per mow per lot. Don believes Charlie's does a fine job, sometimes they miss something. But, if there is a problem, they are right out to take care of it. Don't forget the common area includes the entry, the entire north boundary, the north side of the south ditch, the clubhouse where they also mulch once per year, and trim bushes once a month, and lot 214. Abner stated that the increase in 2008 was due to fuel costs, so Charlie's realistically haven't had an increase for closer to 10 years. Several questions were asked and discussion followed. One of which was we should in future negotiations, get additional quotes. It is not a bad idea in theory and Tom McCoin even suggested it. It is a good idea, the Board agreed. However, it is time consuming, lowest bid is not always the best selection, and every company already has a schedule. If we went with someone else, would they be able to fit us in their schedule and not cancel without warning when they determine they can't handle another client. Fred mentioned that 4 years ago Quality and Nunez was asked for a quote. It was shocking at how high their prices were. A motion was made by Fred Sterling, seconded by Diane Timmons. Motion passed by unanimous vote.

President's Comments: President Landis again mentioned that there is one open position vacated by Carl Fritz that needs to be filled, as well as 3 positions to be elected in January. If anyone knows someone who might be interested, please let a Board member know.

There hasn't been anyone sign up to be on the Election Committee. We are looking for volunteers to help Bobbi stuff material to be sent out with the election packet and the night of the election to help distribute and count ballots. Please let Bobbi know if you can help with this project.

The Post Office was notified that a fire truck had backed into a bank of mailboxes at the end of SW 9<sup>th</sup> Way. They sent out a supervisor and I told them there should be a police report as the sheriff had been out with the fire department after the incident. They will be sending information to their risk management staff for processing.

Sandy again spoke with the County about their schedule for clearing the Whidden Ditch. Still no specific date but the County was observed near the church on 32<sup>nd</sup>.

Sandy called Labor Finders about installing our hurricane shutters. They want \$16.00 per hour, per person, and their workers cannot climb higher than 5 feet off the ground, and they need an updated credit application. Since speaking with Labor Finders, Tom McCain (Charlie's) is willing to install and take down our shutters for a slightly less per hour amount.

Old Business: None

Social Committee – Bobbi Wilkins:

September 4 – GEO at Applebee's – 1:00 p.m.  
September 7 – Labor Day Picnic – 1:00 p.m.  
September 8 – Ladies Tea – 1:00 p.m.  
September 19 – Mexican Pile-On – 6:00 p.m. Cost is \$7.50/person and please sign up.  
September 24 – Board of Directors meeting at 6:30  
Euchre at 6:30 on September 9 and 23  
Cards at 1:00 p.m. on Monday and Thursday  
Water Aerobics at 4:00 p.m. Monday, Wednesday, and Friday weather permitting.

Compliance Committee – Rosalie Stinson: On August 20, several letters were sent out. Many phone calls, 9 streetlights were found to be out. Fred reported again about the tree between his home and the Adams. He was told that Charlie's has scheduled the trimming of that tree and it will be done soon.

ARB Committee: Nothing.

Membership Committee: It was reported that William and Martha Bucholtz purchased the Harris' property at 4280 SW 11<sup>th</sup> Way, Gary and Cynthia Kinser purchased Lots 41 and 42 from Frank and Kathleen Carlise; Glendall & Lois Mounce purchased 4280 SW 9<sup>th</sup> Way; and Shirley & Tony Adkins purchased Jim & Mildred Turners home at 4281 SW 8<sup>th</sup> Way.

Website: Nothing.

Clubhouse/Common Area:

Don Landis is preparing a hurricane check list for the pool (furniture, clock, trash cans, secure lids to equipment, etc.); the clubhouse; remember to unlock the door near the pool and the hallway doors because the others will be covered with shutters; and other loose items in the surrounding area. It will be posted. One comment, Charlie's is our first responder for debris cleanup after a major storm. He will skip one mowing and use that money toward cleanup and removal of any debris.

A suggestion was made to take photos of yards of those neighbors near you (either next door or in Ousley) so if items blow in your yard you'll know where they came from.

Pond/Sprinklers: Nothing

Front Entrance: Nothing

Lawn: Nothing.

Weed Control: Nothing.

Sunshine Committee: Rose Wermer sent get well cards to four residents and a sympathy card to a renter who lost her fiancée. Bobbi Stolfus thanks everyone for the cards she received while she was under the weather.

Please note that B. J. Bolling left at 6:58 p.m.

A motion was made by Bobbi Wilkins, seconded by Fred Sterling to adjourn the meeting. Motion passed by unanimous vote. The meeting was adjourned at 7:05 p.m.

Respectfully submitted:

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Bobbi Wilkins, Secretary

Approved: \_\_\_\_\_