

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
August 29, 2019

I. **CALL TO ORDER:**

President Jim Gallagher call the meeting to order at 6:30pm.

II. **ROLL CALL OF OFFICERS:**

PRESENT: Jim Gallagher, B J Bolling, Darlene Plants and Leon Stitt.

ABSENT: Ed Cassitty, Gary Bach and John Buccino

III. **PLEDGE OF ALLEGIANCE:**

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of July 25, 2019. A motion was made Leon Stitt by and second B J Bolling. Motion passed

V. **TREASURER'S REPORT:**

B J Bolling presented the Treasurer's report reflecting the following:

Sun Trust Reserve	\$250,000.00
Emergency Fund	\$10,002.77
Reserves	\$68,462.67
Operating Checking	\$87,364.44
Petty Cash	\$-28.45
Social Checking	\$7,434.03
Total Assets	\$423,235.46

Motion to accept the Treasurer's report was made by Darlene Plants second by Leon Stitt.  
Motion passed.

VI. **PRESIDENT COMMENTS:**

President Jim Gallagher:

I would like to thank everyone who was involved in moving the furniture. The floor has been done and it looks nice. Also, would like to thank everyone who was involved in putting the furniture back. I have a few reminders the clubhouse will be open for the residents who will need it. Any complaints need to be in writing you can't just tell a board member. I want to remind everyone that we have a speed limit of 20 mph plus you need to stop at the stop

signs. If you don't come to the board meetings the minutes are posted on the website as well as in the clubhouse. Resident asked if the bicycles have to stop for the stop signs, yes, they have to obey the same rules and vehicles and golf carts.

**VII. OLD BUSINESS: Floor & Certificates of Deposit**

Floor was discussed in Presidents comments. The treasure explained that with the CD we will be making money on our money. Any interest will go into the road fund.

**VIII. COMMITTEE REPORTS:**

**a. SOCIAL COMMITTEE: B J Bolling**

The Labor Day Picnic has been canceled due to the storm; it has been rescheduled for Saturday September 7, 2019 at 1:00pm.

GEO	Sept. 6, 2019	1:00pm	Cowboys
Ladies Tea	Sept. 10, 2019	1:00pm	
Pot Luck	Sept. 21, 2019	6:00pm	
Board Meeting	Sept. 26, 2019	6:30pm	
Bingo	Sept. 9 & 18	6:30pm	
Euchre	Sept. 11 & 25	6:30pm	
Game Night	Sept. 3 & 17	6:30pm	
Men's Breakfast	Sept. 17, 2019	8:00am	

**b. COMPLIANCE COMMITTEE: Michele Baldwin**

I gave out several notices to resident that house needed pressure washed. Only one light was out and I stopped and talked to the resident. Also gave out several notices for weeds.

**c. ARCHITECTURAL REVIEW BOARD: Jim Gallagher**

Joe Long decided instead of replacing his garage he will add 9 feet to the back. It has been reviewed and he is in compliance.

Sam and Diane Vuleta asked to build a garage and install some fencing. He knows the rules and regulations. According to the drawing it is in compliance and was passed by the board.

**d. MEMBERSHIP: DARLENE PLANTS**

No new members

e. **SUNSHINE COMMITTEE: Rose Werner**

Not in attendance- We did send a get-well card to our mail lady and Madlin Kane.

f. **CLUBHOUSE & COMMON AREA: Jim Gallagher**

The flowers the flower pots out front are dying, we will have to look into why.

g. **Pond and Sprinklers: Jim Gallagher**

The pump has been turned off because we have a break in one of the lines. I'm going to get someone to repair it or get a group of guys together to repair it. I thought the last company we had do some sprinkler work were expensive.

**POOL: ABNER STOLTZFUS**

He is not present; Jim I will speak to the pool company to see if they will over shock the pool because of the pending storm. We are still trying to find a solution for the ladders. We purchased two new umbrellas for the pool area. Michele asked about the cover for the stair rail BJ is looking into it.

**LAWN: BILL BUCHOLTZ**

Everything is going well the weeds are growing.

**IX. NEW BUSINESS: Speed Bumps**

Several residents would like to see speed bumps in front of the clubhouse. Jim, I will give you the difference between a speed bump and a speed hump. A speed bump is designed to go only 2 to 3 mph over the speed bump and a speed hump is designed to go 15 mph. The issue is people not stopping for the stop signs and speeding. Resident asked would it damage golf carts, it should not if you do the proper speed. Gene Bond said at his previous

place of resident they installed them and it was a waste of money. BJ what do you think about fining people who don't obey the stop signs or the speed limit. Jim questioned if could take us to court how would we prove how fast they were going. BJ said they could always go to the Arbitration board. We are going to table this discussion for now.

**Globes**

We have discovered that we are having trouble purchasing the globes. So, we would like to

purchase 50 globes and fitters. We are encouraging everyone to purchase a set for them house. The cost for one set is \$30.00 but if you wait until you need them the price will be \$35.00. I would like to ask the board if I can purchase 50 globes and fitters. I can still order

them but we don't have a place to store them. Resident with this pending storm should we

remove our globes? Yes, do I have a motion to purchase 50 globes and fitters. Motion made

by Darlene Plants second by BJ Bolling. Motion passed.

## **CPA**

BJ, since I have taken over the treasurers' duties, I have notice that we are paying the CPA \$225.00 per month to come and reconcile the books. I feel we can let her go. Robin Buccino has volunteered to do the reconciliation of the books. I think we should do this and it wouldn't cost us anything and we can have any account to the taxes. Motion was made to let the CPA go by Leon Stitt and second by Darlene Plants. Motion passed.

## **Trees**

Jim, it has been brought to my attention that we are paying for trees that belong to residents. There are 6 or 7 trees that we have been trimming for years. I don't think this is right, they have been getting their trees trimmed for free while others have to pay. I suggest that we vote to turn these trees back to the homeowners telling them we will pay for it this year but it will be their responsibility in the future. It was suggested that we send a certified letter. Bobbi, asked about the trees on the boulevard. Jim, replied that the people on the boulevard don't own that land. Motion to return the trees in question back to the residents was made by BJ Bolling second by Darlene Plants. Motion Passed.

Michele Baldwin question the tree and roof on 13<sup>th</sup> way. We can't cut the tree down because it doesn't belong to us, it was suggested to the homeowner that the roots might be growing into the sprinkler lines. This board and the previous board have tried to contact the owner to have it removed, he can not be reached. We have one closer to being cleaned up, there are still a few issues she is getting a certified letter.

## **Roads**

The roads are starting to show signs of wear, we have several spots that need patching. We need to get an estimate on hot patching the holes because the cold patch is not holding. Leon suggested that we might want to seal it. Sealing the roads can be expensive plus they have to be fixed before you can seal them. We might have to 2 to 3 years before that roads will need to be repaved. If we can get by with hot patching the holes until we have enough money to repave the roads. The biggest problems are in the cul de sacs because the road is not wide enough. Jim asked for a volunteer to get estimates.

Leon volunteered to get estimates on hot patching and repaving the roads in the future. We also need to figure out how to raise enough money to repave the roads in the future. Either by special assessments or raising the HOA fees. Any suggestions will be very helpful.

## **Resident Questions**

Michele Baldwin, stated the contractors are starting work before 7:30 am. Jim, asked if it was Penrod Construction if so, I will have a talk with him.

BJ would like to talk about the storm for the people who have not been through a hurricane. I am taking down names of people who are staying and if you are leaving. Here are some hints make sure you have plenty of nonperishable food and water. You might want to fill your bathtub with water to use to flush your toilets. Make sure that you have plenty of gas. Bring in your lawn furniture and ornaments they can become missiles in a storm. If you neighbor is gone look to make sure that they don't have anything laying around. Make sure that your phones are charged. Also make sure that after the storm that the drains in the swells are clear. If you stay in the clubhouse during the storm and you have a pet it has to be crated. Please bring water and snacks the only thing we are providing is the clubhouse. Last time we had residents stay they left a mess, so please clean up after yourself.

Resident question why the trees were not trimmed, it was because of the pending storm.

## **X. ADJOURN THE MEETING**

Motion by Darlene Plants second by Leon Stitt meeting adjourned at 7:08 pm

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Darlene R. Plants, Secretary Palm Village Ranch