

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, June 28, 2012

The Board of Directors meeting was called to order by President Sheryl Wells at 6:34 p.m. The roll was called. The following Board members were present: Sheryl Wells, Woody Smits, Sue Solloway, B. J. Bolling, Jerry Slafsky (by phone conference), Walter Bell (by phone conference), and Sandy Landis.

President Wells asked to waive the reading of and the approval for the May 25, 2012, meeting minutes. A motion was made by Woody Smits, seconded by Sue Solloway. The minutes were approved as written.

The Treasurer's report was submitted and presented by B. J. Bolling. She also mentioned that the second half of the reserves had not yet been deposited, but would be after receiving the July dues.

President's Comments: President Wells reported that arrangements had been made to begin work on the roads with a little delay due to weather. Work will begin July 9 on 15th Way. The contractor has asked that no vehicles use the newly treated road for 24 hours—i.e., cars, golf carts, and bicycles. The Association will keep everyone informed of the progress and schedule for each street. For the 24 hour period you may park on the grass if need be. Additionally, the Association will advise residents of alternative parking. The Board is asking for your patience during this project. Herb Wells will be the liaison between the residents and the contractor. If you have any questions or concerns, please let him know.

Old Business:

Pool Covers: Abner Stoltzfus received a quote of \$172.99 per cover and \$182.00 freight (times 2 covers or a total cost of \$709.98) from Solar Covers. He did receive other bids; however, Solar Covers was still the best. He is going to question them with regard to the freight charge as he feels it is a little high. The representative he spoke with mentioned that the seaming on the outside could not be done. Shipping takes approximately 7-10 days. The quote is good for 30 days. B. J. Bolling made a motion that the Board approve the pool covers for not to exceed \$710.00 (plus tax if not included). Woody Smits seconded the motion and it passed by unanimous vote.

Possible Foreclosure on 4 Lots (66, 67, 78, and 79): President Wells spoke with the attorney who has handled foreclosure proceedings for us in the past. Because all four lots are owned by the same parties, they can put it under one foreclosure complaint. There could be additional fees, but not the cost of filing four separate cases. After 45 days, they can start the process with a deposit of \$1,500. The total estimate would be between \$3,000 and \$4,000 to file all under one demand. There is no mortgage. The lots are owned outright and the taxes have been paid. There are no outstanding tax certificates to get a clear title. If the owner should pay off the liens filed after the foreclosure proceedings start, we would owe the attorney for any expenses they had incurred to that point. The owners have not paid their dues for the past three years and owe the Association (including the most recent assessment) \$7,488.

Jerry Slafsky asked what the purpose was for the foreclosure of these lots. Sheryl Wells stated the purpose would be that the Association would hold title on the lots and at some period they could be sold, at which time we could recoup our loss. Jerry Slafsky mentioned the Association is a not-for-profit corporation and asked if that action would jeopardize our status. Jerry Slafsky is against the Association purchasing lots for resale. Sheryl Wells explained the Association would be getting the title for the outstanding lien. Jerry Slafsky does not want to get into the real estate business.

Sheryl Wells said the Association has limited actions: liens or foreclosure (which are allowed under Florida Statute and our Covenants), or we can do nothing. If the liens get too high, they will be more than the property is worth. If we do nothing, it encourages others not to pay their dues.

Jerry Slafsky wanted to have something in writing giving abutting residents first choice at purchase at a nominal fee.

Walter Bell also felt that residents should have first chance to purchase.

President Wells felt it might be discriminatory. President Wells wanted to check whether both the Board and the membership had to approve a sale. She will request an opinion from our attorney regarding the foreclosure issue: "whether selling property gained in this manner would jeopardize our not-for-profit status". She didn't believe that it would be an issue as it is allowed in Florida Statute and our Covenants as a means of relief. Sheryl will proceed with filing the liens updating them to include the most recent dues assessment. Sandy Landis made a motion to table this issue until next month's meeting giving President Wells the time to consult with our attorney as to whether selling lots obtained through foreclosure would jeopardize our not-for-profit status. Walter Bell seconded the motion and it passed by unanimous vote.

Lots 120 and 121, Owner SEB 500, LLC: B. J. Bolling said that several residents had been unhappy about her possible purchase of these lots. Therefore, she and Jerry have backed out of the arrangement. She will try to convince the owner, and mortgage holder to donate the two lots to the Association at no cost. These lots are on 10th Avenue. Woody Smits made a motion to ask the owner to donate the lots to the Association at no cost. The motion was seconded by Sandy Landis. B. J. Bolling explained that if these lots were donated, they would be put up for sale as early as possible. Would that be a problem? Walter Bell said he had no problem with that arrangement. Jerry Slafsky did not have a problem with this arrangement. The motion passed by unanimous vote.

Social Committee: Bobbie Wilkins reported:

4th of July picnic will be at 1:00 p.m. The meat will be provided, but please bring a dish to share, place setting, and drinks for you and your guests.

July 6 all ladies are invited to "Ladies Eating Out". Meet at the clubhouse at 12:30 and join up at Applebee's at 1:00 p.m.

Ladies' Tea on Tuesday, July 10 at 1:00 p.m.

Euchre on the 11th and 25th at 6:30 p.m. They need more players.

July 21 is the Mexican Pile-On Dinner, please sign up by the 17th. The cost is \$7.50 per person.

July 26 is the Board of Directors meeting at 6:30 p.m.

Exercise will continue on Monday, Wednesday, and Friday at 9:00 a.m. If you are interested in armchair exercise, please join Bobbi at 10:00 a.m. Monday, Wednesday, and Friday.

On August 4 Bobbi and Tom Wilkins will be celebrating their 50th Wedding Anniversary. Bobbi invited all, but please let her know if you plan on attending. She is having it catered and wants to make sure there is plenty of food.

Compliance Committee: President Wells said 22 notices had been sent out and only 4 remain outstanding. Letters will be sent giving the resident time to correct the violation. If not done, the Board will correct and bill the resident. If not paid, it will be filed as a lien.

Architectural Review Board: Herb Wells reported to Walter Bell and the Board that Tom Jolly had made application to enclose his screen porch in back and also screen in a porch in the front. Carl Fritz, Forrest Plants, and Herb Wells signed off on this request.

Membership: B. J. Bolling indicated there was nothing to report.

Newsletter and Web: President Wells has been working on a new website in the background and hopes to have it go "live" sometime in July. She has not prepared a newsletter.

Pond and Sprinklers: Don Landis reported that even before the heavy rains of late, Charlie's had recommended the pump be turned off because the lawns were getting too much moisture. The pump will remain off until further notice.

Pool: Bill Doucette had received a letter stating everything was satisfactory with our pool. He asked if there were any concerns or complaints. There were none.

Lawn: Jerry Bolling has resigned as liaison. Herb Wells volunteered to assume this responsibility because he has a good working relationship with Charlie's. He indicated that the normal mowing scheduled for July 10 will be rescheduled for July 9 so that there will not be a problem with the road resurfacing. Abner Stoltzfus was unhappy with the manner in which Charlie's left his carport and drive. They did not blow it off; and when mowing near the fence behind him, they left a large amount of grass debris on the fence.

According to Herb Wells, the budget has allotted monies to be spent to clean up the overhanging trees and tall grasses along the ditch behind the clubhouse. He has received a quote for \$2,000 to accomplish this clean up which is within the amount allotted (\$2,400).

Front Entrance: Don Landis asked the Board if he should put up a new Florida State flag as the one there now has nearly faded out. The Board asked that it be replaced.

Weeds: Herb Wells reported that he and Forrest Plants sprayed 31 gallons of Roundup which seems to have done the job.

Sunshine: Sandy Landis sent out "get well" cards to Roberta Stoltzfus, Betty Upthegrove, Judy Plants, and Sue Solloway.

New Business: In response to questions from those present, the Florida Living homes are going to be power washed and weeds trimmed by Charlie's as soon as weather permits. There is one other home needing power washing. All have received certified, return receipt letters (and signed for them) stating there was a violation. They did not resolve the problem within the time given, so they were made aware that the Board would proceed with the cleanup and bill them for any charges. If not paid, a lien will be filed.

Sandy Landis made a motion to adjourn seconded by B. J. Bolling. Motion passed by unanimous vote and the meeting adjourned at 7:30 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____