

BOARD OF DIRECTORS
PALM VILLAGE RANCH Membership meeting

February 25, 2016

President Fred Sterling called the meeting to order at 6:30 p.m. Secretary Diane Timmons called the roll and all were present, including Rosalie Stinson, Bobbi Wilkins, Verna Fredericks, Sandy Landis, Fred Sterling, Ford Cook and Diane Timmons. Fred Sterling welcomed everyone and announced that we will again be voting on the budget because we did not have a quorum last time

Bobbi Wilkins again explained the balloting procedure to vote on the 2016 budget. She asked everyone to go back and pick up their ballots from the back counter. Please approve or disapprove the budget for 2016. Once the ladies have collected the ballots, they will check and see if we have a quorum. In the meantime we will discuss a few other things.

Treasurer Sandy Landis gave the Treasurer's report. The 2016 budget is available on the table. Sandy also provided the Jan. – Dec. 2015 budget versus actual and the amount over or under budget, a profit and loss statement for the period Jan. 1 – Feb. 24, 2016, and a balance sheet as of Feb. 24, 2016. Currently we have \$210, 810.63 in our reserve which is in a money market account. In operating, we have \$57,729.23. We have \$100 in petty cash. In social checking we have \$4,531.04. Two of our lots were sold so they were taken off our reserve assets, which only leaves Lot 251 up front. Sandy asked if there were questions from the floor, but there were none.

Old business: Fred Sterling invited Don Landis to tell us what is happening with repairs to the pool. Don said he had quite a few things to go over, but he would try to be concise. The solar system leak was fixed. Some leaking piping was repaired by American Drilling, as was a gas leak, for nominal amounts. We need approval to replace some loose and probably dangerous tiles around the pool, with sample colors and a piece of tile available on the table to look at. Mike Childs has agreed to install the new tile because quite a few are cracked as well. Sandy and Don went around to try to find tile to purchase that would match the present pieces, but this proves to be difficult, since the company has been out of business for 10 to 12 years. We will need about 36 tiles at about \$3.50 per tile. Since we cannot match them, I would suggest we use black tiles from now on which will match some that are already installed. Both the inside and the outside tiles are bull nosed tiles and that's why we thought some of the ones from the outside could be saved to use on the inside. A professional may be able to salvage some of these.

On the pool cover, the installer wants to do a \$325 yearly maintenance. Don thinks this is a good idea because we use the pool cover a lot and it gets a lot of wear and tear. Ropes that stretch get a good workout and do need maintenance. We cover the pool on the days we do not expect rain. Ford Cook moved that the pool cover maintenance be purchased at \$325 per year. It was seconded by Diane Timmons. Motion passed.

Don Landis also reported on the irrigation system. Some neighbors have mentioned that the irrigation system was once available to wash cars and houses with pond water. The pump is off now and we have had it off because of all the rain lately. This was probably changed because, for a time, everything was really dry and the lakes were down, and there was a need to conserve water. Things are different now, but do we really want to change the rules that are in place? Our rules now say no

domestic use of the water. Ford Cook mentioned that we also had followed the state mandate for odd/even watering during the dry time. Also, Okeechobee Utility frowns on the use of knocking them out of paid water usage. The county may say we are not allowed to use well water when water/sewer is available. If we were to allow people to use the pond water, it would be good to have a filter on any equipment because the water is sandy and nasty and will ruin any equipment used without filtering first. Don also established that there would be additional wear and tear on the pump and the lines and electrical usage, although minor. There would need to be control, which would cause additional expense. Right now there is a rain sensor on the 20 hp main pump anyway. Ford Cook read from the regulations, BOD April 29, 2006, "It is forbidden to use the sprinkler system for all domestic use. All residents are asked to refrain from using the system after the pump is turned off as this puts undue stress on the lines and can cause breakage. All timers should be set for a maximum of a three-day cycle, for no more than 30 minutes. The timer system shall include a rain sensor." Ford said most people do not have a timer, they just go out and turn it on and off. To change this would take a change to our covenants. Sandy Landis added we are now on a two-day cycle. It was decided to leave the rules as is.

Fred Sterling announced that the PVR clubhouse is used as a polling place for which we are paid \$150 per time so it does help the treasury. For this reason, the clubhouse will be closed, March 15, August 30 and November 8, 2016 for elections.

It was then announced that we do have a quorum so this vote will count. The committee was instructed to come out and pick up the ballots. The ballots were collected and counted and the 2016 budget passed.

Don Landis spoke about the question of additional parking around the clubhouse. It was suggested at the last meeting that the golf cart parking by the fish cleaning house could be used to park cars. An owner, Mark Thilenius, commented that last time we met, it was an unusually wet time which was unfortunate because it set off some complaining about parking. But it is expensive to redo things like parking lots, and the small lot would not park that many cars anyway. It only gives us a limited amount of return. This is usually the dry season. Don then reported that several homeowners approached Don and suggested that was a very bad idea because the thin skim coating on the lot will not withstand the weight of a full-sized vehicle. Turning wheels will chew up the finish. So, we should probably just park on the grass as we have in the past. The small lot would have to be resurfaced to use for larger cars. We may also need a barricade across the entrance. It was finally decided a couple signs will do the trick. Sandy made the motion to purchase from Gary's Signs a couple fairly large signs that say "Golf Carts Only," with a second from Bobbi Wilkins. Motion passed.

Don Landis also explained that he and Sandy have been working to organize the office and have removed some association equipment that is no longer needed. He directed our attention to some items sitting by the windows that is free to anyone who thinks they can use it. He said there are also some letters for boards that do not fit the current message board out in front. Those are available to anyone who can use them. Don also said the office needs at least two filing cabinets for document storage and would like permission to purchase those for the office. The cost per regular cabinet about 52 inches tall for a sturdy one that would last is about \$180. Bobbi Wilkins moved that we purchase two filing cabinets, with locks for approximately \$180 plus tax, with a second by Ford Cook. Motion passed.

Don reminded the membership that the landscaping, especially mulch, out in front of the clubhouse needed to be renewed. Charlies has given a price to put the mulch down. There has been discussion, but no decisions as to what should be changed have been made.

Treasurer Sandy Landis asked for a hand vote to allow our accountant to decide what version of tax return to file this year. It differs when the association has sold property during the tax year. We want her to use the one that gives us the most benefit. A hand vote showed the majority voted yes.

President Fred Sterling asked for a motion to approve the January 2016 minutes for the annual meeting. Ford Cook moved that we approve the minutes with a second by Bobbi Wilkins. Motion passed.

Fred Sterling asked for a motion to approve the 2015 annual minutes. Sandy Landis moved to approve the minutes with a second from Ford Cook. Motion passed.

Fred asked for a motion to approve the Board minutes for January 28, 2016. Sandy Landis moved to approve these minutes with a second by Ford Cook. Motion passed.

Social committee: Bobbi Wilkins reported the following:

- Friday, February 27. The potluck dinner is at 6 p.m.
- Friday, March 4. The GEO will be at the Lakeside Grill at 1 p.m.
- Tuesday, March 8. The Ladies Tea is at 1 p.m.
- Saturday, March 12. Craft sale from 9 a.m. to 1 p.m. No charge to residents to set up. \$10 per table to an outside vendor.
- Tuesday, March 15, Clubhouse will be closed for the election.
- Saturday, March 19. Bar B Que dinner at 6 p.m. for \$10 per person. Bobbi and Marilyn Yoder and selling tickets. Money must be in by March 12.
- Thursday, March 31. Palm Village Ranch Board meeting at 6:30 p.m.

Bobbi also announced committee signup sheets are on the table.

Compliance: Rosalie Stinson said she went out on February 5 after dark and found eight lights out, hanging notices on five doorknobs and calling three owners. On February 23, she and Jerry Bolling went out and found only two homeowners that need to be notified of a noncompliance. Please check to see if your street lights are on.

ARB: nothing to report from Fred Sterling.

Membership committee: Sandy Landis reported doing two interviews since the first of the year. The first house as you come into the park has a contract on it, hoping to close early March. Mr. Martin purchased a couple of lots, 74 and 75. The pink house on the boulevard was purchased and the new owners are getting it cleaned up.

Nothing to report on the web site.

Sunshine committee: Rose Wermer is not in attendance.

Fred Sterling asked Sandy Landis if there was any new business: Sandy Landis reported researching flood insurance for PVR and reports the yearly cost would be \$1,997 for the clubhouse and \$897 for the pump house. It is not something we have now, but is there any interest? Also, Sandy

upgraded the clubhouse internet service which was 512K which is one step up from dial up. The new 10 mg service is not more than \$10 more per month than the old service.

Don Landis was asked if any of the members are interested in reviving bingo at the clubhouse. We have all the equipment needed to run bingo games, including Bill Poe who has volunteered to call the games. There was moderate interest from the membership in the audience. The board said guests would be allowed.

Don Landis suggested that one last vote by the Board was needed on the tile for the pool. Ford Cook suggested that black tile is the best color for replacement as the years go on. Ford Cook moved that Don Landis be given approval to purchase 36 black tiles, spending not more than \$150, seconded by Sandy Landis. Motion passed.

Fred Sterling asked for a motion to adjourn at 7:14 p.m. Bobbi Wilkins moved that the meeting be adjourned, with a second from Ford Cook. Motion passed.

Submitted by Diane Timmons, Secretary

Approved: