

Palm Village Ranch
Board of Directors Meeting
January 25, 2018

Fred Sterling called the first meeting of the new Board to order at 7:30 p.m. The roll was called by Secretary Bobbi Wilkins and those present were as follows: Fred Sterling, Ford Cook, Bobbi Wilkins, Martha Bucholtz, John Buccino, and Sheryl Wells. Gene Bonn was absent.

Fred made the announcement that he would remain as President, Ford Cook as Vice President, Bobbi Wilkins as Secretary, Martha Bucholtz as Treasurer, and the following new directors appointed as follows: John Buccino (taking the remaining 2 year term of Joe Cirillo), Sheryl Wells (for a 3 year term), and Gene Bonn (who ran unopposed with a 3 year term with medical leave when necessary).

President Sterling then asked the new directors to introduce themselves and give a little background. Both John Buccino and Sheryl Wells did so.

Bobbi Wilkins asked that volunteers sign up for the various committees. We have more residents, lots of work, and we need all the volunteers we can get.

B. J. Bolling asked that anyone using the clubhouse please clean up after as we only have a cleaning lady in once per month. Perkie Stitt also asked that anyone using the pool to replace furniture to its rightful place if moved and to please take home your pool toys.

Martin Schy questioned whether we really needed to put all of the \$24,000 in the roof reserve. Ford Cook explained the reasoning for replacing the roof and why it was felt necessary to replenish that reserve fund. The new roof does have a 40 year warranty; however, our insurance carries a 2% deductible, and if we incur damage from a storm or any other issues, the Board felt it was prudent to have the money in place. Martin Schy felt a better place for the money would have been the road reserve. Ford felt the road reserve would be built up over the next few years and monies received from the sale of any of the HOA lots would go in that reserve. Ford also stated the Association still has a few years before anything needed to be done. Additionally, he did not feel it was wise to do any resurfacing until all the construction vehicles had left the community.

Discussion took place regarding the ongoing repairs still remaining after the hurricane. Sheryl Wells informed those present that the Governor had signed an Executive Order allowing General Contractors to make roofing repairs (which they typically cannot do). It would be unreasonable to place a timeframe for completion on individuals when there isn't much that can be done to hurry the work along due to contractors being totally overwhelmed.

John Buccino reminded those present to make sure they have their insurance company's approval prior to hiring any contractor.

Jan Long asked that someone repair the lights that are out in the clubhouse.

Joe Long and others asked for an update on purchasing a generator for the clubhouse. He felt strongly that if the clubhouse was being offered as a safe haven, a generator should be a requirement. If it is a safe haven, there should be a means for those with needs for oxygen to be able to use the facility

knowing there will be electricity on which to depend. B. J. and others felt it was not an expense the Association should consider that individuals could go to other facilities.

It was clarified that the clubhouse is constructed in such a way to render it safe (more so than a mobile home) and anyone who is a resident is welcome to its use if they feel safer than at home. The clubhouse has not officially been designated as a safe haven or received any documentation as such. Bobbi brought up the fact that when she worked in safe shelters (schools), they did not have a generator.

Ford Cook explained that the issue is not a “no” and not yet a “yes”. It is still being discussed. If we do, it will probably be propane, self exercising, and cost in the neighborhood of \$5-11,000.

The meeting was adjourned at 7:55 p.m.

Bobbi Wilkins, Secretary