

PALM VILLAGE RANCH HOME OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

DECEMBER 18, 2014

President Sandy Landis called the meeting to order at approximately 6:35 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Bobbi Wilkins, Fred Sterling, B.J. Bolling, and Ronda Smits.

President Sandy asked for a motion to dispense with the reading and approval of the October 30, 2014, minutes as written. Motion was made by Fred Sterling and seconded by Rhonda Smits. Motion passed. Sandy also asked for a motion to dispense with the reading and approval of the Special Meeting of November 12, 2014. Motion was made by B.J. Bolling and seconded by Fred Sterling with a correction to page 7 (with reference to previous meetings) from 2012 to 2015. Motion was passed with correction made. Sandy then asked for a motion to dispense with the reading and approval of the November 20, 2014, minutes. Motion was made by Fred Sterling and seconded by Rhonda Smits. Motion was passed.

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

Operating Checking Account	19,545.12
Social Checking Account	6,195.56
Reserves	182,379.78
Petty Cash	72.64
Petty Cash Social	43.30
Accounts Receivable	101,731.30

Budget for 2015: BJ printed the Profit and Loss Budget for 2015 , also last year, actual vs. budget pointing out the highlights. When she took over last month, there was a Capitol Fund of \$20,000.00 plus interest, that was an emergency fund, somehow that got put into the reserve, which it should not have been. As it stands now, we need to put that money back into the emergency fund which we can do in the 2015 budget and still make our reserves.

Sandy told everyone that the membership would be getting this information in their election packet. The membership will have an opportunity to review it before voting. The Board will have to approve this first, then it will go out to the membership. There is not much difference from last year. B.J. said if the Board had no questions and wanted to approve it, that would be fine. Rhonda asked if we could foresee any unusual expenses in the next year? Sandy said there was none that she was aware of at this

time, but it is hard to say. Fred made a motion to go ahead and approve the 2015 budget and Rhonda seconded the motion. There was no other discussion, all voted in favor of approving the 2015 budget. This will be part of the election packet.

Sandy thanked all who decorated the clubhouse and that it looks really nice.

Charlie's is going to be in the area to trim palm trees, for anyone who wishes to have their trees trimmed. You will deal with them directly and if you wish Sandy can give them your address. Let Sandy know as soon as you decide.

Sandy received a question from a resident, who thought there was an rifle being shot in the community. It has been determined that it was a air rifle, and she did not know what the requirements were for firing off an air rifle. Sandy called Okeechobee County Sheriff's Department and was told that it should not be in an residential area, and at least one hundred feet from any residence. So if you see anything that does not meet that requirement and you observe it, you should called the Sheriff's Office.

Sandy did another reminder on the ARB, that we have to have an open meeting, with two days notice of the meeting. If anyone has anything they need to have reviewed by ARB, please let the Board know so that meeting can be set, and to make sure that we have enough people to approve it - approval must made by at least three people.

It was reported last month that Mary Schuler's property was going to be sold at the Courthouse on December 3. It went to the bank. Sandy believes that they assigned it to a mortgage company. She did advise them that there were issues with the property that it was not secured, the fence was falling down, weeds that needed to be taken care of; and hopefully now we can get some response from them.

Sandy was asked to prepare a Request for Approval, for outside displays. The covenant states that owners cannot permanently attach anything to the exterior walls, doors or windows without the written consent of the Board of Directors. There are forms on the table that needs to be filled out and turned into the Board for approval.

Bobbi reviewed the election procedures, which she reminded everyone that the Annual Meeting was to be on January 29, 2014, at 6:30 p.m. The mailings will be going out with the following items: Notice of Meeting, Limited Proxy, Proxy Ballet, 2015 Budget and 2014 Budget vs. Actual, 2015 Fair Housing Census Act Form, and a Self-Addressed, Postage Paid, Return Envelope. At this time we not do have any resumes, so we will be taking nominations from the floor the night of the Annual Meeting. If you are not going to attend, please complete your Limited Proxy and Proxy Ballot returning it no later than January 24, 2015. If you are sending the Proxy you must be in good standing with your dues paid and no fines leveled against your property. The Proxy holder must be present. The person whose name is on the deed, is the one who must do the voting.

Sandy reminded everyone that the new message board in front of the clubhouse has been installed with new letters. Thank You Don Landis and Mike Childs for installing this board.

B.J. reported on the cattail situation, which she was not involved in before, but was asked to follow-up with prices. She checked with South Florida Water Management from West Palm Beach. They gave her some names and phone numbers of people that might be interested in giving us quotes to remove the cattails. Only one has gotten back with her, they gave her a very generic quote, as they have not come out to see it yet. The quote was \$6,000.00 to \$7,000.00, which is cutting the cattails down and spraying

them. Then taking them to the dump would cost extra to have them hauled away. He said it would take a week or so and would probably be around \$30 to \$40 per load. Another person said he would do an air shot, and get back with her. She also go another quote from Charlie's, he would cut and pull cattails in pond as deep as possible. If you just cut them off, they would just come back, which we do not want. Best to take out where and when we can, then they would be sprayed. The estimate is on 3 sides and the amount is \$3,200.00 which did go up a little, from the original estimate. B.J. said that some people thought that we should remove them from all sides. It would be an additional \$1,000.00. This would include hauling everything away, so we are looking at a cost of \$4,200.00 if we take them all out. This quote is if we are willing to lay them up on the banks to dry out for about 1 week. We must be very careful about changing the contour of the pond, which our by-laws state that we can not jeopardize the contour. Charlie's will not do anything that is not acceptable to South Florida Water Management or would be against anything in our by-laws. B.J. made a motion that we go with Charlie's, unless she gets a better quote from the other company. Fred asked why we wanted to also do the north side of the pond. Sandy told him it was because people want to get down to the pond to fish and they cannot on the north side at the present time. B.J. informed us that once we do this we must maintain them. The outcome of the letter that was sent to the residents on the pond, was for approval of cutting them out. Fred Sterling seconded the motion, there was no discussion, motion was passed with approval of all Board Members. The decision was to go with all 4 sides to be taken out.

Bobbi Wilkins gave the Social Report as follows:

There was a very nice turn out for the Tour of Tables, everyone seemed to really enjoy themselves and stayed around to party. The December GEO was held at Lakeside Grill and was very well attended, with about 20 gals.

December 25 - Christmas Dinner - be sure to sign up and let us know what you are bringing, There is a list on the table, as to what is needed. Please be sure to sign up as there are things planned and we need to know exactly how many will be here. The meat will be provided by the clubhouse and we will ask for a monetary donation to cover the cost of the meat. If you wish to participate in the \$5.00 gift exchange, woman bring for a woman and man bring for a man, be sure to wrap your package.

January 2 is the next GEO will be at Pueblo Viejo either meet at clubhouse by 12:30 or at restaurant by 1: 00.

January 13 next Ladies Tea, hope we have a good attendance as we need to plan events for the coming year. We are having a yard sale and we need a chairperson, it is usually the first Saturday in February. We also need a chairperson for the pig roast.

January 17 is Pot Luck at 6:30 p.m.

January 29 Annual Board Meeting and Elections -need everyone in attendance.

Compliance Committee - Tom Wilkins/Jerry Bolling: Jerry reported that most of the residents that live here are cleaning their properties up and doing a lot of outside work. They inspected today, and the big problem is the light poles not being clean and/or painted. Only wrote up a few citations, but after the first of the year, will be going after the residents that are not in compliance.

ARB - Sandy Landis reported that there has been 2 review meetings in the last few weeks.

Leon and Sandy Stitt are putting in a double wide on 8th Way on 2 lots next to Rosalie.

They have closed on the lots and are making final arrangements on the house to get it in place.

Jean-Jacques Gemme purchased a home at 4330 10th Way - he is doing a lot of remodeling and will be adding a screened in porch, new driveway and other improvements, which we are working with them to get it approved.

Membership - Sandy said we have been busy with that as well. The Morelli property at 4430 8th Way has been purchased by Patricia Brown and her husband George. They will be full time residents. Another couple has come in for information. They are looking at another property but have not made a contractual obligation yet.

Website - Rhonda - Nothing to report.

Clubhouse & Common Areas - Don Landis

Ponds & Sprinklers - Pond is clear on east and north sides of the pond and measures up to 42" on clarity with his test disk. He will check on the other side to see if there is any problems. The quality seems to keep improving. Sprinklers are running and at sometime he would like to get a price on getting the front sprinklers automated, now someone has to go up and turn on three different valves at three different times and monitor them, which tries up one day a week for at least three hours, which he tries to do on Sunday, when no one else is watering. Don will try to get a price from Charlie's to get this system automated. Sandy told him that he has the consensus of the Board to go ahead with this.

Pool - Pool cover is damaged and is in bad shape. It has holes in it, and is thread bear, there is a tech coming out on Friday to see what they have to say about it. He believes it is a poor design and that it is still under warranty. The cover is deteriorating fast. So for now we have to keep the cover off until we can figure out how to keep it from deteriorating further. Don believes the cover needs to be replaced and that the whole mechanism needs to be raised. The cover is so wide that it sags in the middle and when it rolls up it is rubbing on the concrete. Two chemical feed pumps had to be replaced. They thought there was a leak in the pool, a company was to come out and check it out, but discovered there was a leak in the solar panels, which was covered under warranty and has been fixed. There is a small leak at the pool heater, and will be getting a price from Gator Pool on Friday, which should not be a big problem.

Lawn - Every time Charlie's mows your lawn, you are paying \$5.10, and when you pay that you get it mowed, edged, trimmed and blowed off, which includes labor and fuel. So if it does not quite look perfect, take in consideration what you are paying for this service. Tom McCoin will take care of anything that is major. They have to go fast to get the job done and he does not always have the best laborers, so give him some slack, as they have to content with the rain and storms. Residents need to take the responsibility to put something around the skirting, so he cannot come right up to it. They try to stay 3" away from the skirting.

Weed Control - Don has seen dead weeds along the streets, so the spraying is working.

Sunshine - Mary Fritz - November 4 get well cards - Tom Wilkins, Jan Sterling, John Renner and Chuck Bateman; 2 Sympathy Cards - John & Pat Renner and Forrest Plants.

December - 5 get well cards - Marge Milu, Justin Andrews, Jan Sterling, Ed Cassetty and Joe Receveur. Gary Mull (sent him a Thinking of You card as he is in Hospice) 1 Sympathy Card to Greg & Karen Woods, he lost his Mother.

New Business: - Mary Fritz asked Sandy to explain the Request for Outside Displays. Sandy explained that it is to keep control of flying objects during a storm. Anything that is attached to the house or hung on the house must have written consent of the Board of Directors. Everyone needs to fill out this form that has anything attached to the exterior walls, to be in compliance.

Rhonda said that Shuffleboard is going to start on Saturday, January 3rd at 9:30. Myra Tillman is in charge and you need to sign up on the blackboard. For the Christmas dinner, if you wish to bring your own place-setting that would be good.

Sandy said that one last thing - that if you happen to know of a neighbor or someone who would be interested in volunteering to be on the Board, if you can get them to get a resume this weekend, we will still accept them and be able to put them in the election packet. Otherwise, it is going to go out with nobody running for the Board.

Fred Sterling made a motion to adjourn, seconded by B.J. Bolling. Motion passed by unanimous vote. Meeting adjourned at 7:26 p.m.

Minutes Submitted by Bobbi Wilkins, Secretary

Approved _____

