

PALM VILLAGE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 26, 2016

President Fred Sterling called the meeting to order at 6:27 p.m. The roll was called by Sandy Landis with the following members present: Sandy Landis, Fred Sterling, Rosalie Stinson, and Verna Fredericks. The following members were absent: Ford Cook, Diane Timmons, and Bobbi Wilkins.

Fred asked for a motion to dispense with the reading and the approval of the April 28, 2016, minutes. Motion was made by Rosalie Stinson, seconded by Sandy Landis. Motion passed by unanimous vote.

Treasurer's Report by Sandy Landis gave the following information:

Emergency Fund	\$ 10,000.00
Operating Checking	\$ 42,872.34
Reserves – Money Market	\$209,064.46
Petty Cash	\$ 100.00
Social	\$ 4,547.46
Accounts Receivable	\$ 23,759.05

President's Comments: President Sterling brought to everyone's attention that there has been a lack of volunteers. No one except Joe Cirillo has actually signed up for any of the committees. He realizes that we are all getting older and not physically able to do some of the things that need to be done. It may come down to the Association having to hire a management company (and they are not cheap). Please talk to your neighbors. Even if they can only give an hour or so, that would help. We have had a lot of new residents move in and maybe they aren't aware of the help we need. If anyone needs to know or is curious about what a particular committee does, contact one of the Board members.

Recently we have had a couple of issues with the electrical pedestals that service two lots. Because they do not manufacture this type any longer, parts may not be available. One homeowner had to replace the entire pedestal. Florida Power & Light won't inspect or turn on power until everything is up to code. Any expense for repair and/or replacement is the homeowner's responsibility, not the Association.

When Florida Power & Light was out repairing electrical service, they needed to access one of their transformers. If they need to get to one and there is fencing around it that cannot be lifted off, they will do whatever is necessary (even destroying the enclosure) to access their equipment. Make sure whatever you place around the transformer can be easily lifted off.

Old Business:

- Report on Landscaping Project: B. J. gave a brief description of what the committee has come up with for the landscaping around the Clubhouse. She received a couple of quotes, one from South Florida Lawn and Pavers and one from Arellano Lawn Care & Landscaping. She is thinking about using a form of curbing instead of stones for edging and river rock around the Clubhouse itself, some sod in front of the golf cart parking, in the middle area, and just a few plantings. There is also a consideration of whether or not additional sprinkler heads need to be installed. After a discussion, Sandy Landis made a motion to allow B. J. to pursue her suggestions and not spend more than \$5,500

for the entire project – curbing, river rock, sod, and irrigation. The motion was seconded by Rosalie Stinson. Motion passed by unanimous vote.

- Report on Tables: Rhonda informed everyone that we have the new lighter tables. There were three damaged in transit. The company has collected the three tables and delivered the cart to hold the tables that they didn't deliver the first time. The replacement tables are due in on Thursday, June 2. Twenty tables and 50 chairs were sold to KOA. Another 3 tables and 5 chairs were sold to a resident. The monies from these two sales went back into the Social Checking. The new tables cost \$2139 and came out of Social Checking.
- Computers: As you recall, the computer the Treasurer uses locked up and the one the Secretary uses had Malware on it. The Treasurer's computer was repaired, and we loaded a virus protection program. The Secretary's was taken back to the shop; they wiped the hard drive, and attempted to reinstall everything. It would not take. We purchased a new computer, loaded virus protection and Microsoft Office on both machines. So, the office equipment is up to speed.

Social Committee – Marilyn Yoder:

- May 30 is our Memorial Day Picnic at 1:00 p.m. Hamburgers and Brats will be furnished by the HOA. Bring a dish to share and table service and drinks for your guests. Please sign up so we know we have enough food. Hostesses are Marilyn and B.J.
- June 3 is GEO at Kahootz. Either meet at the clubhouse at 12:30 or the restaurant at 1:00 p.m.
- June 11 is our next Pot Luck at 6:00 p.m. Bring a dish to share and please sign up. Hostesses are Rhonda and B. J.
- June 14 is the Ladies Tea at 1:00 p.m. Hostesses are Bobbi and Marilyn. Just bring your tea cup. Social meeting afterwards.
- **JUNE 18 THE CLUBHOUSE IS CLOSED FROM 9 A.M. TO 9 P.M. FOR A PRIVATE PARTY.**
- June 30 is our next Board of Directors Meeting at 6:30 p.m.
- June 14 and 28 is Euchre at 6:30 p.m. More players are needed, please come and enjoy the fun.
- Ladies cards are Monday and Thursday at 1:00 p.m. More players are welcome.
- Water Aerobics on Monday, Wednesday, and Friday at 2:00 p.m. – We need someone to lead the group.

Anyone interested in helping with the opening and closing of the pool, please let Bobbi or Don know. We need extra help during the summer to cover for those that are on vacation.

Compliance Committee – Rosalie Stinson reported that she went out after 9:00 p.m. and found 8 streetlights out. Some of those have since been repaired. She spoke with Fredericks Electric about giving us a price to repair homeowners' streetlights. It was suggested that the Association purchase half a dozen of each of the parts (i.e., photocell, bulb, globes), that way Fredericks would have the parts needed without having to go to Home Depot and would only be charging for labor. Sandy Landis made a motion to have the Association purchase half a dozen of the various parts. The motion was seconded by Rosalie Stinson. Motion passed by unanimous vote.

ARB Committee: Fred Sterling reported that the ARB had one application from Claudette and Kim Benton for a carport/shed and a fence that was approved.

Joe Cirillo felt all residents should make sure the contractor they are working with has the proper license and insurance for their own protection. Fred indicated you can always go to the County to find out if there have been any complaints about a particular contractor before you hire them.

Membership Committee: Sandy reported that they had interviewed a lady who is purchasing a lot. As soon as her home sells, she will be putting in a new home.

Website: Nothing.

Clubhouse/Common Area:

- Pond/Sprinklers and Front Entrance: Don reported that the front entrance irrigation is now automated except for the median. He still needs to dig to install the proper valve to complete the project. We have had several power outages recently (one lasting about 6 hours) so more than likely your irrigation time clock is way off which could keep your system from operating during pump hours. There is a fence on the east side of the pool area that is loose. I will probably take a section out and repair it in my garage. I did check into a company that has a closeout price on the fencing. They don't make it any longer and this company only has a limited number of panels. The price is good at \$39 for an 8' section. But, they want \$300 to ship it.
- Pool: Ward Electric has been out and installed the grounding straps on the ladders in the pool.
- Lawn: Nothing much to report other than Tom is having difficulty keeping help making it hard for him to complete our lawn maintenance in one day. And, of course, the rain doesn't help.
- Weed Control: Joe Cirillo has graciously offered to take over this responsibility. Thank you Joe.

New Business:

- Roof Issues: Don reported that we had 3 leaks in the clubhouse roof caused by lag bolts used to attach our solar system. They expand and contract, thereby loosening the bolts making the holes bigger allowing water to come through the roof. We called Solar Energy, American Roofing, and Big Lake Roofing. Luviano was the first one who could schedule our repair. The roofer (Luviano) felt our solar system was outdated, and we should remove it as we will continue getting leaks.
- Insurance: Sandy suggested we table this item until she has an opportunity to gather more information from our agent.
- WiFi: Sandy reported that the login procedure for using the clubhouse WiFi is much simpler. We also increased the speed from 512K to 10 mg. She has posted instruction on the bulletin board in the clubhouse. Basically, you need to look for the network PVR_Clubhouse and the password is the office phone number 8637633636 (no spaces).

Sunshine Committee: Marilyn Yoder stated that Mary Ann sent out two get well cards this month.

It was suggested that a member letter be sent and possibly posted on our website reminding everyone of important issues. The Board will look into this possibility.

A motion was made by Sandy Landis, seconded by Rosalie Stinson to adjourn the meeting. Motion passed by unanimous vote. The meeting was adjourned at 7:15 p.m.

Respectfully submitted:

Sandy Landis, Acting Secretary

Approved: _____