

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, August 29, 2013

President Sheryl Wells opened the meeting at 6:32 p.m. The roll was called and the following Board members were present: Sheryl Wells, Sue Solloway, Fred Sterling, Sandy Landis, and by phone Jerry Slafsky and Dave Berglund. Walter Bell was absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the July 25, 2013, Meeting Minutes. Sue Solloway made the motion, and it was seconded by Jerry Slafsky. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report to those in attendance. She briefly reviewed the handout. There were no questions.

President's Comments: President Wells stated that the Florida Living properties had gone up for auction. One of the properties sold. The amount of the purchase price, after the lien by the property appraiser was paid, was approximately \$563.00. The Association is preparing a statement to go to the tax appraiser's office stating the outstanding HOA dues. The only dues which remain unpaid are the July dues, a fine of \$200.00 for maintenance done, and the electric bill for the street light. The new owner is responsible for a pro-rated amount to the end of the year, court costs, and county filing fees are the only other items coming out of the \$563.00. The Association has heard nothing on the other Florida Living property. It is doubtful they will be able to move it as most locations do not accept used mobile homes. Billy Mason is the new owner. It is his plan to clean up the property and sell it to some friends. His first project is to replace the roof. Sue Solloway has met with him and given him copies of the Covenants, By-Laws, and Rules. Mr. Mason will be coming in to do his interview soon.

Several recently filed liens have been cleaned up. There are only a few that still owe for several HOA fees (July, January, and July of last year). Those individuals have been sent notices; and if not paid, outstanding dues will be filed as a lien against the properties.

Social Committee: Bobbi Wilkins reported on the following events:

- Labor Day Picnic at 1:00 p.m. Brats and Burgers will be provided. Bring a dish to share.
- Friday, September 6, Girls Eating Out (GEO) at Kahootz at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be September 10 at 1:00 p.m.
- Potluck on September 14 at 6:00 p.m. Bring a dish to share.

The theme for our Hospice tree this year will be "Victorian". Work will begin on October 2.

Bobbi is looking for suggestions for future pot luck dinners.

October 25 will be a Mexican Pile On at a cost of \$7.50 per person.

She is hoping to restart the waffle breakfasts.

Euchre will begin again September 11 and 25.

Compliance Committee: Herb Wells reported that 25 notices had been sent this past month, 16 of which were repeat offenders.

Architectural Review Board: Nothing to report.

Membership Committee: Sandy Landis said she had conducted one interview for a contract that had been submitted for Bill Renne's home which is scheduled to close sometime in September. Additionally, she has had conversation with a buyer for the Jenkins property.

Website: Rhonda is out of town.

Pond and Sprinklers: Don Landis informed those present that the pump had been turned off due to frequent rains.

Pool: Bill Doucette reported that the vacuum hose for the pool needed to be replaced because it has split in a few places. He would also like to replace 4 chaise lounge chairs. Mary Fritz volunteered to research prices and report back to the Board in September.

Front Entrance: Don stated he had a call into Tom McCoin about the rock replacement at the entrance but had not yet heard back. He will have the rock project completed by the next meeting.

Lawn: Herb Wells reported that Charlie's organization is growing and experiencing some growing pains. Tom McCoin is addressing them and hopes to have all problems worked out. Herb announced that after August he will no longer be the liaison. He has asked Dave Lucas to step into this position and he has accepted.

Weeds: Herb Wells indicated that Ed Cassetty has volunteered to work with Forrest. Ed will be a permanent resident (minus some traveling). Ed mentioned that the streets and the area around the clubhouse have been sprayed. Herb Wells will no longer be assisting with this project.

Sunshine/Welcome Committee: Marilyn Yoder reported for Mary Fritz stating she had sent both get well and sympathy cards while Mary was gone.

New Business: Bereavement Donation: Sheryl Wells reminded those on the Board and those present that in the past when a resident passed away, a plant for the yard or home, or a donation was given in the amount of \$50.00. She would like to make a set amount as policy so that the Sunshine Committee will have the ability to handle such matters in the future. This donation would only be for a resident and to the family's preference. Sandy Landis made a motion to allow a bereavement amount of \$50.00 toward a plant, charity, organization (at the family's wishes), for the passing of a resident. Motion was seconded by Sue Solloway. Motion passed by unanimous vote.

Farewell – Herb Wells: Herb Wells addressed the Board and those present. This was something he has been thinking about for some time. He moved to Palm Village in 2002 and got involved in 2003. He has had lots of good acquaintances, and over the last 10 years this community has built itself up. He is very proud of the community. He spent 22 years in the Marine Corp and 35 years in the construction business (owner and inspector) so he felt he could offer the community a lot.

The community started with only \$25,000 in the bank and now has around \$278,000. It has taken a lot of hard work, and most don't know how much time he has spent on this community. The Association needs to find someone who can get things done.

A Board member complained that the Compliance Committee was too picky. He believes everyone should have to spend time on the Compliance Committee to really know what those individuals have to endure. As of this last report, the entire Compliance Committee has resigned. Herb believes that Walter Bell should be put in charge of this committee moving forward.

Herb invited anyone to come by to visit him, but he will no longer be the go-to person. However, if he sees something he thinks needs attention, he will report it.

In response to B. J. Boling's question, Sheryl Wells indicated that any compliance violation goes through several steps before a person gets a notice. It goes through several members as well. Many residents push back; becoming angry. They take it personal. It is very rare that the Association fines anyone. In extreme cases, the Association has had the work done, and then billed the resident. If not paid then, it can become a lien. A fine cannot.

Jerry Slafsky would like to see a special meeting to assign a task force to put forth a set of procedures which are made public to all residents. He would like to have this done in October, and he gave his pledge that he will be in the forefront of this project.

Fred Sterling relayed information about River Run who got rid of their HOA. Now property values have lowered, they can't sell the houses, and the community is becoming very trashy.

Carl Fritz doesn't think the residents here would allow that to happen.

Motion was made by Fred Sterling to adjourn and seconded by Sue Solloway. Meeting adjourned at 7:20 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____