

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
September 26, 2019

I. **CALL TO ORDER:**

President Jim Gallagher call the meeting to order at 6:30pm.

II. **ROLL CALL OF OFFICERS:**

PRESENT: Jim Gallagher, Gary Bach, B J Bolling, Darlene Plants, John Buccino, Ed Cassitty and Leon Stitt.

III. **PLEDGE OF ALLEGIANCE:**

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of August 29, 2019. A motion was made John Buccino by and second Leon Stitt. Motion passed

V. **TREASURER'S REPORT:**

B J Bolling presented the Treasurer's report reflecting the following:

Sun Trust Reserve	\$250,413.34
Emergency Fund	\$10,003.28
Reserves	\$68,467.69
Operating Checking	\$70,818.16
Petty Cash	\$100.00
Social Checking	\$7,227.25
Total Assets	\$411,687.10

Buccino Motion to accept the Treasurer's report was made by Darlene Plants second by John

Motion passed. BJ, I sent out late due's notices to several people. The amount passed due dues come to \$4,656.38. They will be accessed a late fee of \$25.00.

VI. **PRESIDENT COMMENTS:**

Everything has been quiet; we do have two gators in the pond. The trappers have been called but I will call them again.

VII. **OLD BUSINESS: Globes**

We have purchased the globes; they are \$30.00 per set. If you haven't purchased a set you might want to before the price goes up.

CPA

We have let the CPA go; she was doing a wonderful job. Robin Buccino has agreed to go over the books once a month no matter who is treasurer. Robin did everything that the treasurer did plus more.

Roads

Leon, I have called 6 different companies to take a look at the road repairs. I have one company coming out September 27, 2019. They will be giving me estimate on hot patching, cold patching, sealing and resurfacing the roads. I should have a full summary on the roads at the next board meeting. We are going to table the roads until the next meeting.

VIII. **COMMITTEE REPORTS:**

a. **SOCIAL COMMITTEE: B J Bolling**

GEO	Oct. 4, 2019	1:00pm	Lakeside
Ladies Tea	Oct. 8, 2019	1:00pm	
Pot Luck	Oct 26, 2019	6:00pm	
Board Meeting	Oct 31, 2019	6:30pm	
Bingo	Oct 2, 16 & 30	6:30pm	
Euchre	Oct 9 & 23	6:30pm	
Game Night	Oct. 1,15& 29	6:30pm	
Men's Breakfast	Oct. 15, 2019	8:00am	

b. **COMPLIANCE COMMITTEE: Michele Baldwin**

I gave out 5 notice for house and carports that need pressure washed 3 for weeds, 6 for driveways and 4 for globes that need to be cleaned. I have informed the board that I gave a resident a final notice. BJ, asked what do when they get a final notice. We send a letter telling them they are in violation and they will be fined.

c. **ARCHITECTURAL REVIEW BOARD: Jim Gallagher**

The ARB meeting was for the Fullers, the own the lots next to the pump house. The board gave them permission to park the mobile home on the lot. The contractor dropped the ball and they would have had to pay \$4,000.00 for store the mobile home until they had the permit. We approved the site plan and told them they can not do anything until we have a copy of the permit.

d. MEMBERSHIP: DARLENE PLANTS

Vernon & Sally Tegtmeyer 4285 SW 10th Way & 4351 SW 12th Way
Charles & Karen Poore 4430 SW 12th Way

e. SUNSHINE COMMITTEE: Rose Werner

I sent out 2 get well cards in July, 2 in August and one sympathy. We need to send a get well to Peggy Lampi and Charlotte Poe.

f. CLUBHOUSE & COMMON AREA: Ed Cassitty

The sprinkler that was broke out front has been repaired. The plants in the pots out front have died due to drouth, Gary and I are going to work on a solution. We might have to purchase a new timer for out front. The pavers by the sign out front need to be presser washer. Ed, asked do we know who the bougainvillea and the blue daze belong to behind the wall. BJ, believes the it belongs to the owner of the house. The mower seems to be trimming around the mulched beds. Bill needs to spray the weeds inside the mulched areas being careful not to hit a grass runner. We need to see what can be planted in the big pots out front they are drought tolerant.

g. Pond and Sprinklers: Jim Gallagher

Nothing to report

Pool: Abner Stoltzfus

Jim, has everyone notice that we have put a sleeve on the railing for grip. We are working on the hinges for the ladders I have order one set of hinges to see if they will work. They are \$200.00 per set that only does one ladder. We are hoping that they will work because one ladder cost \$500.00 - \$700.00. Michele made the comment that the ladders are lower, Jim said that will be fixed with some refitting. Michele asked when do you think the work will be done so we can close the cover, one morning the pool temp. was 82. Michele, was concerned about the water level of the pool. She was wondering if everyone who volunteers to take care of the pool knows what the water level should be. Michele will get with all the pool volunteers and make sure they know what the water level should be. She also asked about putting grips on the ladders, that has not been discussed yet.

LAWN: BILL BUCHOLTZ

I noticed that the ditch behind the clubhouse has dried up, so the lawn guys will be weed eating the ditch. Everything seems to be doing okay. Leon asked how far the new sprayer pump goes. Bill said that you can see how far it goes by the dead vegetation.

IX. NEW BUSINESS: Pest Control

We have gotten several estimates from various companies. The company that we are currently using charges \$350.00 every two months. We are leaning towards one that will do it for \$720.00 per year. Michele, asked why are we having it done every two months. Jim, this is what the contract stated. They have a clause that stated that we need to send them a letter to cancel the contract or it will automatically renew. BJ made a motion that we terminate the current pest control company and go with the one who will charge \$720.00 per year Leon Stitt second. Motion passed. We are trying to get into a cost saving mode.

Email Blast

Jim, I think that we need to have someone as a back-up for Claudet. She has requested that we give her two days' notice to post emails. We can't always give two days' notice. Claudet, I take that comment back, Kim will help if I need it. BJ, if you want to receive emails you need to fill out that form that gives you consent. They are located on the table by the front door once you have filled it out place it in the mail slot on the office door.

Purchases

BJ, if you need to buy something for the HOA it needs to be pre-approved. Jim has to approve purchases for the HOA and BJ has to approve purchases for the social committee. Some of these committees have budget but they still have to get pre-approved.

Resident Questions

Michele Baldwin, some people have been wanting to donate exercise equipment to have in the clubhouse. Discussion between Michele and the board on where the equipment would go. It was suggested that we sell one pool table and place the equipment in the pool room. Jim stated when he asked about putting the poker table in the room, he was told it was a pool room. Continued discussion between residents and board members, can we at least try it and if it doesn't work, they can take them back. MJ Bach asked about the liability, John Buccino stated it shouldn't be any problem because we are not asking for any money.

Michele, I'm trying to find a DJ for the New Year's Eve Party. Looking for a good but reasonable. Several people were not happy with the DJ we had last year, said he played too much karaoke. Several people have given me phone numbers so I'm trying to find someone. BJ, have you thought about asking the DJ from last year not to do karaoke? I will call and ask him.

Michele, we are asking residents to clean their driveways and the trenches are dirty. Michele stated it would be nice to have them done by the person who did them a few years ago. BJ stated that it was expensive and we are trying to keep within our budget. Leon stated that the road company is coming out to give him an estimate on the roads he will ask what they would charge to do the trenches. Michele stated that the shuffle board court needs to be pressure cleaned. Myra usually takes care of it when she gets back.

Mike Childs stated we use this clubhouse for multi-purposes. I think that we should use the pool room for more than just pool room. BJ stated that this is something that we will have to look into before we get rid of one of the pool tables. Discussion between resident and board members as to how to use the pool room.

Bill Bucholtz stated that he believes that it was Tom McCoins nephew that cleaned the trenches about 3 years ago.

Jim Gallagher stated that he would like to bring up the defibrillator. It has brought to my attention that there is a grant that might help us pay for all or part of the cost. Leon made a motion to fill out the grant paperwork to see if we can get some help paying for the defibrillator and if not put it in next year's budget, John Buccino second. Motion passed. Michele asked if there would be training, Jim stated yes but this unit is self-explanatory. Gene Bond asked what the defibrillator costs. Jim Gallagher stated that they run around \$2000.00. Arlene Booker got a price of \$1,800.00 which includes everything we would need. Jack Schwartz stated that he would ask his friend at Sunshine Medical to see if he could get it any cheaper. Gene Bond asked how often does it need to be checked, Gary Bach stated once a year.

X. ADJOURN THE MEETING

Motion by Leon Stitt second by BJ Bolling meeting adjourned at 7: 45 pm

Darlene R. Plants, Secretary Palm Village Ranch

