

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY MAY 29, 2014

President Sandy Landis called the meeting to order at approximately 6:40 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Walter Bell (by phone), Sue Solloway, Bobbi Wilkins and Dave Berglund (by phone). Fred Sterling and Carl Fritz were absent.

President Sandy Landis asked for a motion to dispense with and the approval of the April 24, 2014, minutes as written. Sue Solloway made a motion to accept the minutes as written and was seconded by Walter Bell.

Treasurer's Report: Sue Solloway reported that our Profit & Loss for the year to date our total income has been \$82,912.67. The expenses which are all on the report, have been \$73,228.78 which leaves us with a net income of \$9, 683.89. On the balance sheet, we have \$35,682.38 in the Operating Checking account, the Social Checking account is \$6,922.43, and the Reserve account remains the same at \$182,294.25. Our total assets are \$277,900.17, everything balances and all the bills have been paid for the month of May. There has been some unusual expenses such as the pond aerator that was not budgeted for but that has been paid; insurance bills that had to be paid. Since January, we have paid \$9,568.75 for insurance. The biggest expense that we have is lawn mowing. Year to date we have paid out \$26,139.69 for lawn mowing.

President's Comments: Information from around the Community - Roland's house did close and was bought by Darlene & Phyllis's sister and her husband. Greg & Karen Woods have bought Waldrup's property, and we have been told that they are buying all three lots. Verna Gabriel has a contract on her home. A reminder to everyone if you are putting out trash, that is should not be put out more than 24 hours before pick-up. If you have been smelling the smoke around the area, they are clearing all of the trees on the lot next door to us. They are going to take out the fence line and put up a new fence then build up the berm a little bit, so the water will go to their property and not ours. We have heard that they are going to put in cattle. Sandy mentioned that when we purchased the aerator, that they put it on their credit card, which they get a 1% cash back, so they reimbursed the Association the \$32.63. If you have noticed men near the whidden ditch, they are with an engineering firm hired either by the county or South Florida Water Management to monitor for worthiness. We had planned on talking about tables and chairs, but found out that BJ would not be here tonight, so that will be tabled. Sandy told Walter and Dave that we only have 4 people in the audience.

Old Business: Don Landis was asked about the roads, that was worked on by Marty, Carl and Don. Ron also went with Marty and Don up to look at some topical coating as a possible solution for our roadways. But the consensus is that it is not going to work very well. The topical coating was over \$65,000 and they recommended that it be redone every five years. It does not fill in the holes very well, it only covers them up, it does not fill them. They believe that this is not the way that we want to go. Don has called Lynch Paving to come out and look at our roads and they said that we did not have to do anything for four to five years. With that in mind, he asked them to give us a price, to repave all the roads and beef up the cul-de-sacs, but the price that they gave Don was for all the roads and did not include the cul-de-sacs. The price was about a quarter-million dollars so with that in mind he believes we should table until all of the board is present and more members are back. Keeping in mind when we do the budget, we are going to have to take into consideration the amount of reserves we put in, so we will be able to pay for this at some point. Don will not stop working on this project and plans to get

more prices from other companies. The work will not be done for about four or five years. We need to pick a target and work towards that target, within the four or five years we will have figured out how to get there. Don has some ideas on how to get there but, that is something we should talk about at a later date. There were no objections from any resident or the Board members present to this idea of waiting until fall.

We had planned on talking about the park bench for out in front of the clubhouse. Walter has sent us a picture of what the one looked like in front on their clubhouse and it seem to be only used as a bird roost. Dave suggested we wait till fall on this also. Bobbi said she talked with Rhonda, and made a motion that we drop the idea of the bench as we do have benches beside the clubhouse at the shuffleboard courts for anyone that wants to sit down can use. Walter seconded the motion and it was approved, the motion passed.

Social Committee: Bobbi Wilkins reported that Euchre has been canceled for the month of June, due to many players being out of town. Ladies cards will still be played on Mondays and Thursdays at 1:00. On June 6 will be GEO at Applebee's at 1:00 or meet at the clubhouse at 12:30 to car pool. This will be Susie's last eating out with us. Since this is her last time, she picked to go to Applebee's. There will be a Ladies Tea on Tuesday, June 10 at 1:00 The next Pot Luck will be for a Father's Day Pot Luck on June 14 at 6:00 p.m. The next Board Meeting will be June 26 at 6:30.

Compliance Committee: Carl is not here to a give any report and Walter did not know of anything for ARB.

Membership: Was already talked about in the President's Comments.

Website: Rhonda was not in attendance, thus there is nothing to report.

Clubhouse and Common Area Committee: Don Landis reported that the aerator is working fine, the clarity is improving, in a month we have gained seven inches of visibility. We have been getting questions about removing the cattails on three sides of the pond. He did get a price from Charlie's. To remove them and haul them away would be three thousand dollars.

Front Entrance: It looked very nice this weekend with the flags up for Memorial Day that Buddy and Peggy Lampi and Rosalie Stinson put up. Thank you very much.

Pool: Most of the furniture has been put in Dave and Pat Berglund's garage. We left two of the tables two new chairs, one of table's has four of the old chairs, and four recliners. That will cut down on the mess from the birds and soot from the fires next door which lands on the furniture and in the pool.

Weed and Lawn Control: Don reported that Charlie's will be out to start trimming the trees starting on the 16th of June. Prior to them trimming, you will see some markings on some of the trees as to whether they belong to the Association or private individuals. If there is anybody that you know of that needs trees to be trimmed, let Sandy know. She will need a check for twenty dollars per tree, before the 16th to get on the list.

Sunshine/Welcome Committee: Marilyn reported for the month of May that there had been get well cards sent to Don Yoder, Kathyryn Williams, Floyd Levens, Judy Campbell had shoulder surgery, Barry Wistey had gall bladder, Patricia Lee has a mastectomy, and John Renner.

New Business: We were told a few weeks ago by some residents, that they felt the shuffleboard courts had mold on them. Don and Sandy went down to look and tried to wash them off, it does not come off and appears to be the surface is wearing off. The company that put the courts in originally was called. They said typically the surface only last from five to eight years, and we are past eight years. Sandy was given a quote for grinding over the existing surface, putting a new surface down and putting the markings in the gutters at a cost of \$5,285.00. These do not require any kind of maintenance after they are done; they do not need to be waxed; beads are not needed. They would be maintenance free and should last another five to eight years. As for the cracks that show up on the court, that is normal and should not be filled, as that would ruin the courts. They said that they are running thirty to sixty days out on being able to do this work. If we want to do this, we need to do it before everyone gets back and wants to play on a weekly basis. There were no questions or comments. Walter made the motion that we get this project done, Sue seconded the motion. There was no discussion, motion passed. Sandy will contact this company and get it scheduled. She believed that we do not need to do the bumpers that they suggested, which would be over another four hundred dollars. They are only a piece of pvc that is up against the edge of the concrete, that keeps the pucks from hitting the edge of the concrete.

Sandy asked if any of the residents had any comments. There was one last thing on the agenda. This being Susie's last meeting, a card and an Award of Excellence was presented to her by the members of Palm Village Ranch thanking Susie for all that she has done for the Community, along with long stemmed yellow roses. She was wished good luck in her new location, but we regretted her moving away.

Susie gave us one last comment. Members of the Community has brought it to Susie's attention that we have a speed issue particularly at night. People are speeding going out of the area. Most of the people that have been observed are not residents, they are visitors and as they leave they choose to ignore the speed limits. They have asked the Board to address this problem. It was also brought up that the speed limit signs themselves are not very visible, they need to be moved to another location, because as you come around the first corner on 44th Blvd. all you see is the mailbox not the sign. She is just relaying what she has been told. The residents have said that there is also a concern about the culvert behind Russell Craft's and Arlene Booker's on the pond that needs to be cleaned out and hauled away. The last time it was cleaned out Charlie's let the debris lay there and decay. Members are asking that this be addressed. Don asked what the plan was to address the culverts? Don said he would talk to Charlie's about getting the culverts' intake and outflow taken care of. Walter made the motion to get the culverts cleaned out on the intake and outflow around the pond. Susie seconded the motion, there was no discussion, motion passed. Also a note on the finances, as of today we have over due invoices of \$23,049.00, which does not include what is due on the July 1, 2014, billing that has already been sent. These are invoices that were due in January and prior to that billing. Susie thanked everyone for the flowers and the card.

Bobbi made the motion to adjourn the meeting and Susie seconded the motion. Meeting was adjourned at approximately 6:58 p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

Approved on : _____

