

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
FEBRUARY 22, 2018

President Fred Sterling called the meeting to order at 6:30 p.m. Secretary Bobbi Wilkins called roll with the following results: Those present were Fred Sterling, Ford Cook, Sheryl Wells, Gene Bonn, John Buccino, and Bobbi Wilkins. Martha Bucholtz was absent.

A motion was made by Sheryl Wells to approve the January 25, 2018, Board Meeting Minutes as written. John Buccino seconded the motion. The minutes were unanimously approved.

The Treasurer's Report was given by Bobbi Wilkins as follows:

Emergency Fund	\$10,000.00
Reserves	\$247,082.00
Checking	\$8,9797.56
Petty Cash	\$100.00
Social	\$6,884.52
For a total of	\$393,954.38

Old Business: None

Committee Reports:

Social report was given by B. J. Bolling:  
Saturday, February 24 is our Spaghetti Dinner  
For March, cards on Monday and Thursday at 1:00 p.m.  
Poker on Tuesday and Thursday at 6:30 p.m.  
Bible study on Friday at 10:00  
GEO will be at Pueblo Viejo at 1:00 the 2<sup>nd</sup> of March  
Crafts are on Tuesday and Friday at 1:00  
Exercise is held Tues and Thursday at 9:00  
Craft Show is on Saturday, March 3, from 8:00 until noon  
Shuffleboard every Saturday (except the 3<sup>rd</sup>) at 9:30  
Potluck on Saturday, March 17 at 6:00  
Eurche at 6:30 on the 13<sup>th</sup> and 17<sup>th</sup> at 6:30  
Ladies Tea at 1:00 on March 13  
Board of Directors at 6:30, March 29

The auction earned a total of \$1,427 and a spaghetti dinner ticket was donated making a total profit of \$1,437.

Compliance: Michelle Baldwin reported 3 lights out (2 of which nothing can be done because there is no electricity and the Board has not been able to reach the homeowner). The third light Bill Baldwin fixed. It was working, then stopped; and when tapped on, it would come on for a short time. There must be a short or something.

She has given the Board a draft letter she would like to pass out to homeowners reminding them to check their homes for mold and mildew. The Board gave permission to pass the letter out, and she will be asking for volunteers to help her distribute them.

ARB: Nothing to report.

Membership: Bobbi Wilkins reported the following:

Riches/Smith sold Lot 7 to Nixon  
Irwin/Hege sold Lots 191 and 192 to Cauthen  
HOA sold Lots 251, 252, and 253 to Penrod  
Kaiser sold Lot 91 and the HOA sold Lot 90 to Vuleta  
Schy sold Lot 150 to Burkhart

The funds from the lots taken back by the Board recently will be deposited in the Roadway Fund.

Ford mentioned that the lots adjacent to the cul-de-sac on 15<sup>th</sup> Way that was purchased by Penrod are small. On one he will build a home similar to the one he built for his mother-in-law on 10<sup>th</sup> Avenue. On the other 2 lots he would like to build a home with a garage on the second lot. There will only be 40" from the back of the house to the fence. The lawn company will not be able to use a machine in that location. Ford and others took a look at the plans and have approved what is being proposed.

Sunshine Committee: B. J. Bolling stated that Mary Ann had sent out one sympathy card; and if she missed any get well cards, she is sorry.

Clubhouse and Common Area Committee: Joe Cirillo and Ed Cassetty were both absent. Gene Bonn mentioned the research being done for the tear on the one side of the pool cover. He is hoping the temperature will warm up so they don't have to roll the cover back all the time. It is looking like the cover will have to be removed in order to be repaired.

Michelle Baldwin felt the dealer should be pressed to stand behind the warranty. Ford explained they are in continuing communication with the dealer and others researching what needs to be done, what can be done, and how to accomplish the repair. Considerable discussion took place as to how to handle this situation to bring it to a satisfactory conclusion. It was reported that the tear has gone from a 3" problem to a 9" problem. Michelle Baldwin and others are frustrated at the progress. She felt the Board should not state that "nothing can be done".

Ford has contacted two businesses about sewing the tear and both require the cover to be removed and taken to them for repair. He has also been researching any type of alternative cover.

Weeds and Lawn: Bill Bucholtz stated the "weeds are dead". Ford told Bill that he had a complaint he would pass along to him regarding the lawn company parking their truck so driveways are blocked when doing the mowing. No issues with the work, just need to be aware of where and what they are blocking.

New Business: None

Member Comments:

Brad Bomersbach addressed the Board with a proposition. He indicated that our website advertises as an amenity of a public boat dock. Is the Board going to remove that statement from the website? He is also willing to have a group of individuals repair the dock for free. Fred Sterling said that the South Florida Water Management has control over what happens in the retention pond. Brad does not agree. He believes that SFWM doesn't care because this is a private pond. Fred also indicated that a permit would be required. Brad did not agree because he says he is "repairing" the dock.

Much discussion took place and the Board's main concern was for liability to the homeowners if something should happen either during the work or after. The Board would like to see a written statement by the group who would be repairing the dock stating their assumption of any liability if this proposal is pursued.

After additional discussion, it was left that the reference to a public dock as an amenity would be removed from the website.

A motion to adjourn was made by Bobbi Wilkins and seconded by Ford Cook. The meeting adjourned at 7:08 p.m.

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Bobbi Wilkins, Secretary