

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Friday, May 25, 2012

The Board of Directors meeting was called to order by President Sheryl Wells at 6:34 p.m. The roll was called. The following Board members were present: Sheryl Wells, Jerry Slafsky (by phone conference), Woody Smits, Sue Solloway, B. J. Bolling, and Sandy Landis, with Walter Bell absent.

President Wells asked to waive the reading of and the approval for the April 26, 2012, meeting minutes. A motion was made by Woody Smits, seconded by Sue Solloway. The minutes were approved as written.

The Treasurer's report was submitted and presented by B. J. Bolling.

President's Comments: President Wells reported that the Association is proceeding with the road resurfacing sometime in June. As soon as a date is confirmed, it will be posted at the clubhouse, on the notice board, and on the web. The same contractor that did the resurfacing the last time is being used again. They are very mindful of our rules and about allowing access.

The Okeechobee Utility Authority (OUA) will put out a bid on May 30 for the replacement of their existing tank located in our community. This will be an extensive project. The large tank which sits in a hole approximately 12 feet down needs to be replaced. A temporary tank will be set up for sewage until the new one can be installed. When the new tank arrives, the current tank will be removed, a temporary tank will replace it. Once the new one is installed, the temporary will be removed. Sheryl Wells was told it would not require the use of a large crane, so there should be no damage to our roads. She will meet with OUA to get a specific date in order to keep all residents informed. The bid allows the contractor their own means for accomplishing this project. It takes 12 weeks for the new tank to be fabricated. Even though it was hoped most of the work could be done during the summer, it doesn't appear as if that is a possibility. Our rules and regulations were made part of the bid documents to the contractor.

Marilyn Yoder asked how this project would impact those on her street. President Wells is attempting to contact the owner of the vacant lot next door for their permission to use it as a staging area. If not, she will try another owner close by. The temporary tank will be placed at the back of the property in or near the easement where telephone and sprinkler lines are placed. If need be, they will work with the appropriate individuals to reroute or work around those obstructions so that there is no damage. Also for documentation, they are required to video our roads prior to their beginning work.

Old Business: Abner Stoltzfus was to obtain additional information from the company providing quotes for our pool cover. However, Abner is not here this evening so this item will be tabled until next month.

Herb Wells had originally reported that the Association needed to conduct some maintenance on the shuffleboard courts. B. J. Bolling had spoken with the original contractor who did not feel we needed to do anything for at least another two years. After confirmation, it was determined that nothing needs to be done to our courts as the original contractor used a superior surface when installing them, thus delaying any need for maintenance.

The Health Department issue was satisfactorily resolved by Bill Doucette, therefore, no response was needed from the Association.

Social Committee: Bobbie Wilkins reported:

The spaghetti dinner netted \$90.99 which went into the Social Fund.

Memorial Day picnic will be on May 28 at 1:00 p.m. The meat will be provided, but please bring a dish to share, place setting, and drinks for you and your guests. Forrest Plants and Tom Wilkins will be the cooks.

June 1 all ladies are invited to "Ladies Eating Out". Meet at the clubhouse at 12:30 and join up at Applebee's at 1:00 p.m.

June 2 the clubhouse will be closed from 2:00 p.m. until 10:00 p.m. for a Private Party.

Ladies' Tea on Tuesday, June 12 at 1:00 p.m.

Euchre on the second and fourth Wednesday at 6:30 p.m.

Father's Day Pot Luck will be on Saturday, June 16 at 6:00 p.m.

June 26 (not on the Calendar) a Sloppy Joe dinner will be hosted by Herb and Sheryl Wells. Cost is \$6.00 each. See Herb for tickets.

June 28 is the Board of Directors meeting at 6:30 p.m.

Exercise will continue on Monday, Wednesday, and Friday at 9:00 a.m. If you are interested in armchair exercise, please join Bobbi at 10:00 a.m. Monday, Wednesday, and Friday.

Cards on Monday and Thursday at 1:00 p.m.

Crafts on Wednesday at 1:00 p.m.

A "pile-on" dinner is planned for July 21.

A soup and salad pot luck on August 18.

An auction and sale is planned for January 5, with B. J. Bolling as auctioneer.

Compliance Committee: President Wells said 29 letters had been sent to violators. Of those 29, all but 5 have addressed the violation issue or corrected same. The remaining 5 will receive a second notice letting them know that if the correction is not made within a specified period, the Association will have the work done and charge the resident the cost to correct the violation. If not paid, liens will be placed on the properties.

Architectural Review Board: Walter Bell was absent, nothing to report.

Membership: B. J. Bolling indicated there was nothing to report.

Newsletter and Web: President Wells was given some good news from our current web host. They are updating their server and will be able to offer us templates and software, all at no cost. The software is part of their server so nothing needs to be installed on our computers. Since the Association has been with them since 2005, they are offering us these benefits. There is also the possibility that various individuals can be given a password to access a specific portion of the website, such as the calendar or minutes. In doing so, it would take part of the responsibility from Sheryl Wells and share it with others. The web host is sending tutorials. The new site can be built in the background while leaving the current one in place until the new one is ready to go live.

Jerry Bolling had nothing to report on the lawn service.

Clubhouse and Common Area: Woody Smits thanked the volunteers who had set out the flags for Memorial Day. They look great!

Pond and Sprinklers and Front Entrance: Don Landis indicated nothing to report on the pond and sprinklers. He will be working at the entrance on trimming the palm seed pods in the next day or two.

B. J. Bolling asked that if anyone happens to be around the clubhouse, could they please water the 4 flower pots near the door and the notice board.

Weeds: Herb Wells reported that new chemicals were purchased this week.

Pool: Nothing to report.

Sunshine: Sandy Landis sent out a "get well" to Rosalie Stinson and a sympathy card to members of Pam Gangloff's family.

New Business: B. J. Bolling stated that Lots 120 and 121 now owe \$4,358 in back HOA fees. She and Jerry Bolling are negotiating with the owner, SEB 500, LLC, to purchase these lots. It would not make sense for the Association to go into foreclosure proceedings with these lots because they have a mortgage of approximately \$28-30,000. B. J. and Jerry Bolling are asking the Board to consider reducing the outstanding dues from \$4,358 to \$4,000. If the Board agrees, then they will proceed with negotiations on the purchasing of these two lots, pay the \$4,000 outstanding dues, and pay any new dues

assessed. Woody Smits made a motion to allow the reduction of the dues from \$4,358 to \$4,000 on Lots 120 and 121. Sandy Landis seconded. The motion passed by unanimous vote with B. J. Bolling abstaining.

B. J. Bolling also reported that 4 lots (owned by the same individual) are now behind in their dues by \$6,240. There is no mortgage on these lots. The taxes are current on this property. She recommends that the Association file liens. If not paid, then begin foreclosure proceedings in order for the Association to obtain these 4 lots. The Association could use the same attorney that was used previously. They discounted the foreclosure costs because there were two lots owned by the same party. Since all 4 of these are owned by the same party, it is likely a similar or better discount could be offered.

Jerry Slafsky has no objection to going through this process. He would like to be assured that at the time these lots are offered for sale, that the Association does not undercut any resident trying to sell their lots. He would also like to know what the foreclosure costs would be prior to making any commitment.

B. J. Bolling advised that there are a couple of lots currently listed for \$6,000. B. J. Bolling made a motion to proceed with the foreclosure on the 4 lots (Lots 66, 67, 78, and 79).

Jerry Slafsky would prefer knowing the costs before proceeding.

B. J. Bolling withdrew her motion. This issue was tabled until the next meeting.

Jerry Slafsky complimented the Compliance Committee for working on the violations; however, he stated that if it is known or obvious the resident is not in Florida, a letter be sent rather than a notice placed on the door.

B.J. Bolling made a motion to adjourn seconded by Woody Smits. Motion passed by unanimous vote and the meeting adjourned at 7:12 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____