

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, May 30, 2013

President Sheryl Wells opened the meeting at 6:39 p.m. The roll was called and the following Board members were present: Sheryl Wells, Sue Solloway, Fred Sterling, Sandy Landis, and Jerry Slafsky by phone. Dave Berglund and Walter Bell were absent.

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

Sue Solloway presented the Treasurer's Report. President Wells reported that she was waiting on additional quotes before finalizing the report on the reserve funds. When those become available, she will evaluate the reserves and send a summary to the Board for review and input before any changes are made. Sue Solloway also reported that Palm Village had received the credit (\$1,500 +/-) that was due for taxes paid in error. This is showing as a credit and should pay the electric bills for the clubhouse for 4 or 5 months. Thank you Mike Childs.

President's Comments: Sheryl Wells thanked everyone for their thoughts, prayers, and cards in response to her father's passing. They were much appreciated.

Old Business: Discuss Road Project – Herb Wells: Herb is in the process of receiving additional bids and will bring that to a future meeting. With regard to whether or not our roads are owned by the County, he contacted Tom Connelly (previous PVR attorney). The County is stating that they do not have responsibility for our roads as they were never accepted by them. Tom Connelly said he thought they had been, but there is no record of that happening. The County Commissioner contacted by Herb indicated that our roads do not meet County standards. For example, the County standard for cul-de-sac radius is 150 feet. PVR cul-de-sacs measure 50 feet radius, and we cannot alter that radius. In 1990 Joanne Blair wrote the County asking them to make repairs and was told they did not have responsibility since they had not accepted them. Additionally, Herb was told that if the County did have responsibility, the roads would become public, solicitors could come in, and the use of golf carts would be prohibited. There are some areas that have County roads that are using golf carts, but if anyone reported it to the police and they investigated, the prohibition could very well be enforced. It was the general consensus that the Association take care of its own roads and maintain control over use and when and how maintenance occurs.

Leaf Blower for Pool Area – Carl Fritz: Carl investigated the cost of a leaf blower to be used in the swimming pool area and found an electric one at Home Depot that would cost approximately \$70.00 plus tax. He has one. It would be safe to use in wet weather.

Jerry Slafsky by phone asked for a summary of the road issue and followed by stating that he was unable to hear audience participation. He stated he would vote in favor of the leaf blower, the pool filtering system, and for the purchase of a phone conferencing equipment. He then left the meeting.

A motion was made by Fred Sterling to purchase the leaf blower for the approximate cost of \$70.00 plus tax. It was seconded by Sue Solloway and passed by unanimous vote. Carl stated that the purchase of an electrical cord would be required and the Board gave him the authority to purchase the leaf blower and cord.

Phone Conferencing Equipment – Herb Wells: Herb met with individuals from the Big O and got information on what type of equipment they use and if they were satisfied with it. He was told they are extremely pleased with their equipment. Herb then investigated the cost and received a quote for approximately \$950 (approximately \$819 plus tax and shipping) for the equipment which the Association could purchase on a 30 day trial basis. The call would be set up through an operator at CenturyLink at a cost of \$.07/person/minute or for three individuals \$.21/minute (approximately \$14.50 for the first hour of a meeting). The equipment could be plugged into the sound system making it easy to hear. A motion was made by Fred Sterling to purchase the equipment at the above stated approximate cost to arrive for use at the June meeting. It was seconded by Sue Solloway. Sandy Landis wanted to make sure that when ordering, we make sure the 30 day trial will extend past the June meeting in case it needs to be returned. The purchase will take that into consideration. The motion passed by unanimous vote (including the phone vote by Jerry Slafsky).

In response to a question from the floor, Sheryl Wells indicated she had been advised that the tax certificates on the Florida Living properties had been purchased by investors. Those investors want to place the purchase of those properties for sale on the courthouse steps. Sheryl contacted the representative for Florida Living and was told they intend to purchase the certificates preventing the sale. Florida Living also told her that they had experienced a snag in moving the units which they are still working to accomplish. It is President Wells opinion that the snag may be the fact that the place they want to move them to does not want used units.

Social Committee: Marilyn Yoder reported in Bobbi Wilkins absence:

The Memorial Day picnic was attended by 23 people and everyone seemed to enjoy the day.

- Monday and Thursday, cards at 1:00 p.m.
- Friday, June 7, Girls Eating Out (GEO) at Applebee's at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be June 11 at 1:00 p.m.
- Potluck on June 22 at 6:00 p.m. Bring a dish to share.
- June 27 is the Board of Directors Meeting at 6:30 p.m.
- The clubhouse will be CLOSED from 9:00 a.m. until 5:00 p.m. on June 19 for a Private Party. Marilyn is hosting her Red Hat Ladies.

Compliance Committee: Herb Wells reported that 23 citations had been sent with 2 follow up letters. Regarding one of the follow up letters, the tenant has been evicted so that could entail additional issues, not sure.

Architectural Review Board: Herb Wells said that Tim Wheeler (Lot #4) got his skirting today. There was an issue with the rise on the stairs. The Code Enforcement officer said they had to be 7" and his are 8". He had to special order them. Fred Sterling indicated that the Code Enforcement officer in question had been fired. However, the stair riser discrepancy was already on the books. Tim is thinking about putting up a "fake" window on the large bare wall facing the street.

Membership Committee: Nothing to report.

Website: Rhonda is out of town.

Clubhouse and Common Areas: Dave Berglund out of town.

Pool – Bill Doucette: With the exception of the pool filters which Herb is going to report on, everything else seems to be okay.

Lawn: Herb Wells had nothing to report.

Weeds: Herb Wells reported they are behind in spraying, but it is being worked on.

Front Entrance: Don Landis presented the Board with a quote to replace the existing decorative rock at the front entrance. It is dirty and turning black, plus in many places there does not seem to be much rock at all. Charlie's is quoting the following:

To remove and haul away the existing rock, and place landscaping protective paper	\$1,000
To replace 4" of rock	\$ 200

Depending on the color or kind of rock for 4" deep, the cost is approximately \$900.

Mike Childs had mentioned he was going to power wash the curbing in that area as well, but I haven't seen him for several days. He was going to work on this when we had an issue with the sprinkler line at Tim Wheeler's property when his home was being moved in. Don indicated he would look into following up on cleaning the curbing.

Sheryl Wells would like to email the quote and information to the Board for review and input. This issue will be placed on the June Agenda.

Sunshine/Welcome Committee: Mary Fritz stated she had sent out 3 get well cards and 1 sympathy card to residents.

Fred Sterling stated that he had received 2 or 3 quotes for a permanent structure for the pool cover cover as comparisons and will bring that to a future meeting.

New Business: Filtering System for Swimming Pool – Herb Wells: President Wells informed those present that information had been sent to Board members and approval had been given (including that of Jerry Slafsky by phone). She asked Herb to explain the issue to those present.

Herb Wells explained that first of all there was a leak in one of the solar panels which has been repaired. There was no back pressure on the filter system and the pool was losing water.

When working with the solar panel issue, it was discovered that several of the filters were damaged. The system in place has 26 filters and, if not replaced, damage to the entire system could occur. American Drilling was called out to give us a quote. During their inspection, they suggested that we also replace 2 support shafts (which had been temporarily repaired in the past) and 2 valves. The estimate from American Drilling is approximately \$1,000. Sandy Landis did check with the manufacturer and was told that the cost for just the filters would be \$470. Herb felt the quote from American Drilling was in line with what our research found. Fred Sterling made a formal motion to make the repairs by American Drilling. Seconded by Sue Solloway. Motion passed by unanimous vote (including that of Jerry Slafsky by phone). Herb will contact American Drilling to proceed with the repair.

Resident Comments: Rosalie Stinson asked when Charlie's was planning to trim palm trees. Charlie's have equipment on site to perform the trimming. However, Herb did not know for sure when they

planned to proceed with trimming the Royal Palms. Anyone wanting on the list for other types should contact Herb.

Motion was made by Sandy Landis to adjourn, seconded by Sue Solloway. Meeting was adjourned at 7:25 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____