

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES
Thursday, JANUARY 31, 2013

The Annual Membership meeting was called to order by President Sheryl Wells at 6:32 p.m. The roll was called. The following Board members were present: Sheryl Wells, Walter Bell, Woody Smits, Jerry Slafsky, Sue Solloway, and Sandy Landis. B. J. Bolling is enroute.

President Wells asked to dispense with the reading of and the approval for the minutes of the January 27, 2012, Annual Meeting. Walter Bell made a motion to accept the minutes as written and Sue Solloway seconded the motion. The Motion passed by unanimous vote.

Election Process: Sandy Landis announced that there is a quorum present. Please wait to mark your ballots until after the nominations from the floor. Once that is complete be sure to clearly indicate your choice. If there is a proxy ballot in your envelope, you will need to vote on their behalf. If you were designated as a proxyholder and the ballot has already been voted, the committee has it and will count it in the final vote. Once you have marked your ballot, place it back in the envelope and hold it up for one of the committee members to pick up.

There are signup sheets for the various committees and I still need contact sheets to allow me to include more than just your name and address on the community list.

In answer to a question, the By-Laws do not allow for a secret ballot. It has been put on the ballot twice but did not receive enough votes to amend the By-Laws.

President Wells opened the floor to nominations. Carl Fritz nominated Dave Lucas. There being no further nominations, the nominations from the floor were closed. Start marking your ballots. When done, hold them up for one of the committee members to pick up.

The Treasurer's report was presented by B. J. Bolling indicating it was her last time making the presentation. There were no questions.

State of the Association: President Wells reported that 2012 was a sad year in that we had seven members pass away. We lost Jorina Cassity, Teresa Daugherty, Myron Priebe, Mary Schuler, Lois Singletary, Jack Solloway, and Ken Stinson. We will miss them dearly.

The Association had a surplus from our budget and were able to add \$15,000 to the reserve account. This is most unusual in this economy.

The Association does have a few delinquent accounts, but is in good shape. The delinquent accounts are declining. Three have been resolved and 4 are in the process of foreclosure.

The roads have been patched and sealed and should last for 3 years. After that, they will need to be resurfaced. The Association has enough money to cover the preliminary estimate and two more years to contribute to the reserve. So there should be enough to cover the entire cost.

Palm Village has had 7 properties change ownership. There is a new storage shed near the fish cleaning station and the old one has been removed. The cranes and trucks near the Okeechobee Utility Facility (OUA) are in the process of removing and replacing an indoor underground tank. The project should be completed in April of this year.

President Wells extended her thanks to all the residents who gave of their time. An HOA is only as good as its residents and Palm Village has some great residents. Sheryl gave a special thanks to Carl for his help in replacing the reels on the pool cover, and to Mike Childs for power washing the pool fence, it looks great.

Social Committee: Bobbi Wilkins stated the Social Committee has been very active and has a lot going on:

- Girls Eating Out will be on February 1 at 1:00 p.m. at Pueblo Viejo.
- Saturday, February 2 is the Yard Sale from 7:00 a.m. until 2:00 p.m. Please sign up if you are participating so we can direct traffic to your location. We are also opening up the clubhouse. Need volunteers for crowd control so see Karen Childs who is hosting this event.
- February 7 is our Fashion Show and luncheon. Doors open at 11:00 a.m., lunch served at 12:00 noon. Need donations for flower pot and door prizes. Joellen Bellaire is hosting if you have any questions. Also we need manpower on Monday to move tables.
- Ladies Tea will be February 12 at 1:00 p.m.
- Pot luck on Saturday, February 16 at 6:00 p.m.
- February 20 there will be a Craft Sale at the clubhouse at 1:00 p.m. Please come and support those who have worked so hard on their crafts. Myra Tillman is hosting.
- Shuffleboard will be at 9:00 a.m. every Saturday except for February 2. Sign up each week in the clubhouse.
- Euchre at 6:30 p.m. on 13th and the 27th. We need more players.
- March 9 is the Pig Roast. Tickets are \$10.00, and we are only selling 100 so get your tickets soon. Diane Besand is hosting and has the tickets.
- Board of Directors meeting will be February 28 at 6:30 p.m.

The February calendars are out so be sure and pick one up.

Compliance Committee: President Wells reported that they had given everyone a break for the holidays; however, the committee has started back up. A few letters have been either mailed or personally delivered. The goal is to keep Palm Village Ranch looking great. If you observe anything that has continued for several days, please bring it to her attention.

Architectural Review Board: Nothing to report.

Membership: Susie Solloway reported that Brad and Debra Daugherty purchased his sister's home, and they have gone through the interview process. Ronnie and Diane Critchloe purchased Lois Singletary's home and have been interviewed. Bill and Nancy Woolford is in the process of purchasing Lynn and Alan Schwartz' home.

Newsletter and Web: Rhonda Smits indicated she was going through the numerous pages of instruction for maintaining the website and would begin posting material soon.

Clubhouse and Common Area: Woody Smits had nothing to report, just wanted to give a big thank you to all the community helpers, Don and Sandy Landis, Abner Stolzhus, Herb Wells, Forrest Plants for all they have done.

Pond and Sprinklers: Don Landis had nothing to report

Entrance: Don Landis had nothing to report.

Pool: Bill Doucette was absent.

Lawn: Nothing to report at this time.

Weeds: Forrest indicated he had been working to eradicate the ants and will be going around again to spray weeds.

Sunshine: Susie Solloway reported for Sandy Landis stating that get well cards had been sent to Forrest Plants and Cheryl Gawda and a sympathy card to P.A. Gemme for the loss of his mother.

Barbara Slafsky wanted to thank Walter and Steve for cleaning the front entrance walls.

Residents Comments: Marty Schy questioned the condition of the roads after the seal job. Sheryl Wells stated that after the seal was completed, there were various instances that needed additional work that appeared more vividly after the seal. The company is waiting until the seasonal residents have returned home to come back and finish. In this way, it will be less disruptive as the work that needs to be done would require not driving on it for a period of time. Marty asked if we could have them reseal the parking area near the fish cleaning station that is used by golf carts. Sheryl indicated that we would pursue that question with the contractor. Herb Wells said that there is a lot of loose gravel or rock that would make it a little more difficult.

Jerry Slafsky encouraged residents to come and join the Wednesday night Euchre game. Last time they had 24 players. It's a lot of fun; and if you don't know how to play, he would be happy to teach you. It only cost \$1.00 per person to cover the food and drink that is provided. It's the 2nd and 4th Wednesday of the month at 6:30 p.m.

Walter Bell would like to repaint the walls at the entry now that they are clean. Once they were power washed you could tell they had faded and really needed painting. He would like to paint maybe aqua instead of brown. President Wells felt that painting would fall under maintenance and did not need formal action. He was asked to get his volunteers.

Bud Lampi questioned why the window in the pool room had not yet been repaired. Herb reported that the cost for one window was \$150. There is no real leakage so it was determined to wait until the Board investigated the possible replacement of all windows. That is being investigated at this time.

Fran Blaustein wanted an update on the 2 properties owned by Florida Living. According to what the Board had been told, they were going to move them to a farm. However, there was an issue with unpaid taxes we have been told, so they couldn't move them. They are only behind ½ year in their dues. The Association has done everything legally permissible to take care of this issue. At one point, it was right down to foreclosure and Florida Living paid everything which stopped the legal action.

Fran was extremely concerned that they would continue standing there with no habitants. She didn't believe the Board was doing everything they could. Jerry Slafsky took exception to her comments. Sheryl Wells stated she would contact the Building Department and see if there was anything else that could be done. She offered to put together a full report to have for Fran by the February meeting.

Fred Sterling (who works for the City of Okeechobee in the Codes department) stated that municipalities do everything they can not to condemn a property. As long as it is secure, they avoid condemnation because once condemned, they are responsible.

Fran was hopeful that something could be done as they have to look at it on a daily basis, as does her neighbors.

In response to Marty Schy, the Association does retain an attorney who specializes in HOA issues. He is one of the best.

New residents were invited to stand and introduce themselves.

Each candidate for the Board gave a short statement of their background and why they would like to serve on the Board.

Abner Stolfus questioned the possibility of having a "meet the candidates" night. Sheryl explained that if one did take place, it would only be those who had declared their candidacy. There would still be the possibility of nominations from the floor.

B. J. Bolling said her goodbyes. She has been on the Board for 8 years and felt the Association has come a long way from when it was acquired from the Developer. Sheryl Wells thanked B.J. for her service.

Jerry Slafsky wanted to remind everyone that our Association has \$151,446.35 in reserves. Most HOA's are broke and cannot pay their bills. Palm Village has done a remarkable job in putting these funds into reserves. This is all due to the residents and the Board. The Developer was supposed to be contributing to a reserve fund but had not. This is the best looking community in Okeechobee and everyone who comes into our park says that is why they want to live here.

Sheryl Wells responded that the window in the pool room would be under maintenance, and it would be taken care of soon.

Walter and Dave volunteered to place the "For Sale by Owner" sign in the entry.

Sandy Landis rejoined the meeting and announced that the 2013 Budget passed and that the new Board members were Dave Berglund, Sheryl Wells, and Fred Sterling.

B. J. Bolling made a motion to adjourn the Annual Meeting at 7:34 p.m., seconded by Woody Smits. Motion passed by unanimous vote.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____