

Palm Village Ranch Homeowners Association  
Board of Directors Meeting  
March 26, 2015

President Sandy Landis called the meeting to order at approximately 6:30 p.m. The roll was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Fred Sterling, B. J. Bolling, Bobbi Wilkins and Rosalie Stinson.

Sandy asked for a motion to dispense with the reading and approval of the February 26, 2015, minutes. Motion was made by Fred Sterling and seconded by Rosalie Stinson. Motion was passed.

Treasurer's Report – B. J. Bolling gave the following information regarding the Treasurer's Report:

Emergency Fund:	\$ 20,000.00
Operating Checking Account	28,219.15
Reserves	184,203.01
Social	5,627.00
Accounts Receivable	29,436.20

B. J. stated that she has been in contact with Ellen and Harvey Austin's lawyer about the lots that they have given to the church. Their lawyer is to be getting us the deed along with the money that is owed to the Association as of July 1, 2015. Sandy asked if they were also going to pay the \$100.00 one time Capital Funds fee, which B. J. said she would ask them.

Sandy said that we are going to have Charlie's come out in the next few weeks, after she finds out what his schedule is, to trim the Association palm trees. If anyone is interested in having their palm trees trimmed, there is a sign-up sheet on the table. The charge will be \$25.00 per tree that includes taking the debris away. A check will be needed to be made out to Charlie's for the amount of trees you wish to have trimmed. Sandy will hold the check until the work is done.

Please make sure when you leave for the season, that someone has been assigned to take care of your weeds and trimming while you are gone, that way we will know who is authorized to be on your property.

There have been several complaints recently, some on the blog and others in person, of some residents letting their animals relieve themselves in other people's yards. According to our Covenants you are only allowed to have your dog on your property and common property and not anyone else's. If they do relieve themselves, you have to pick it up.

According to health regulations the pool gate is required to have a self-closing and self-latching gate. Which means it has to be locked, so when you enter or leave the pool, do not brace it open to keep it from locking. It has to be locked according to health regulations.

Don Landis went around and took pictures of the for sale signs that have been put up. Some are in really bad shape, one was even just a piece of wood lying on the ground. Thus, the ones that you could not read or were in bad shape have been removed. If you hear of anyone wanting to know what has happened to their sign, this is what has happened. Sandy has pictures and notes as to why they have been taken down.

The road patching is done, which is one of the projects completed.

Sandy asked Rosalie to introduce a community member that would like to join the Board. Rosalie then nominated Diane Timmons for the Board. This was seconded by Fred, all were in favor of the nomination which is a three year term. Diane then came up and joined the Board at the table and was welcomed by all.

Sandy said a large tree on 44<sup>th</sup>, which was so tall that it could not be trimmed anymore and that had debris falling off, has now been cut down.

Social Report: Bobbi Wilkins

- (a) Friday, April 3 will be GEO at Kahootz. We will carpool at 12:30 p.m. or meet at restaurant by 1:00 p.m. for lunch.
- (b) Sunday, April 5 is Easter and we hope everyone has a Blessed day.
- (c) Tuesday, April 14 is next Ladies Tea at 1:00 p.m.
- (d) Saturday, April 18 is Spring Fling Pot Luck, be sure to sign up.
- (e) Thursday, April 30 will be the next Board of Directors Meeting at 6:30 p.m.

Membership: Bobbi Wilkins

Introduction of new residents that have just bought in our Community.  
Judy Melear's son bought the home at 4411 SW 11<sup>th</sup> Way for her.  
Sue and Fred Shamblin bought 4340 SW 13<sup>th</sup> Avenue, from Bob and Neva Kilburn.  
Joe and Fran Cirillo bought the lot at 4291 SW 9<sup>th</sup> Way and will be putting in a double wide.  
Bill Poe bought Lots 97, 98, and 99 on SW 9<sup>th</sup> Way and will be building a two bedroom CBS home.

Compliance Committee: Rosalie Stinson

Jerry Bolling and Rosalie went out on March 12; there are now only nine violations. The two certified letters that she sent out in February, both have complied. All of the common area light posts have been painted. Another certified letter had to be sent out on March 3 and now waiting for them to correct their problems.

ARB: Fred Sterling

Joe and Fran Cirillo who bought on 9<sup>th</sup> Way will be putting in a double wide mobile home. They have other property that they must sell before they start. But, the placement of the home and driveway has been approved.

Website: Rhonda was not at the meeting, but B. J. said she told her there was nothing new on the website.

Clubhouse and Common Area: Don Landis

Ponds and Sprinklers: There are two watering days. Odd number street address is on Wednesday and even number on Thursday. The times are 4 to 8 a.m. and 4 to 8 p.m. The front will be watered on Sunday, please do not use your sprinklers at this time, as it cuts down pressure needed. These times are backed up by South Florida Water Management.

Front Entrance: Tom Wilkins is now taking care of the watering and cleaning up of the area.

Pool: There has been a problem with the solar panel equipment. The solar panel controller burned out and the booster pump motor burned out. The solar panel controller was replaced. Don is getting a price to get the motor repaired. The pool heater is now taking over and doing the job.

Weed Control: Forrest Plants is now doing the weed control.

Lawn: Charlie's will now start mowing every week again, until fall.

Miscellaneous: Don has now gone around and checked the pavement for cracks. There are many cracks in the parking lot pavement, that will cause moisture to get in and also weeds. Don is getting prices to get a pourable compound in these cracks. Sandy had mentioned the tree trimming that is going to be done. The palms are getting taller all the time, which means that they are now charging \$25.00 to be able to trim these trees. Don was not sure what they might charge for smaller trees, which most people trim themselves, or if it would be the same amount.

B. J. asked if Don had checked into what the cost would be to correct the dip at the front entrance. He will check into this problem.

Rosalie asked about the timer that was to be checked into for the sprinklers on the front entrance. Don said it was a cost of about \$1,300.00, which he did not think the Association wanted to spend that kind of money at this time, as there are other items that need to be done that are more important. Sandy explained that this was a timer similar to what you have on your homes to water the lawns. Which now has to be done manually and takes about two to three hours to completely water the front entrance.

Sunshine Report: Bobbi gave the report for Rose Wermer who was not at the meeting.

Get Well cards were sent to: Don Yoder, Joe Receveur, Carol Elnicki, Bob Bellaire, Don Blaustein and Sue Craft while they were in the hospital. Sympathy cards were sent to: Rosalie Stinson on the passing of her Sister, Bob Booker's Mother passed and Marty Schy whose Brother passed away.

Sandy asked if there was anyone in attendance that had anything they would like to discuss. Fred said he had gotten three questions about what was going on with the Budget Inn. There was going to be an auto parts store coming to that location. They have passed the review board and are starting construction.

Diane Timmons asked Bobbi about the home that was going to be coming onto 9<sup>th</sup> Way. She wanted to know if this was going to be Mary Schuler's property. Sandy told her, this was the lot next to Decker's. Diane also asked about the purchase of a home on 9<sup>th</sup> Way. It was the three lots across from Yoder's, and they will be building a home. Diane was told that the Schuler property went into foreclosure and the bank owned the property and they have assigned it to a mortgage company from Dallas, Texas. Sandy told her that she has talked with the attorneys for the bank and the mortgage company about the work that needs to be done.

Bobbi made a motion to adjourn the meeting, it was seconded by Fred. All were in favor of adjourning the meeting. The meeting was adjourned at 6:52 p.m.

Minutes Submitted by Bobbi Wilkins, Secretary

Approved \_\_\_\_\_