

PALM VILLAGE RANCH

Board of Directors meeting minutes

August 31, 2017

Fred Sterling called the meeting to order at 6:30 p.m. Those present were Bobbi Wilkins, Joe Cirillo, Fred Sterling, Rosalie Stinson, Martha Bucholtz and Diane Timmons. Ford Cook has an excused absence.

Joe Cirillo moved to accept the minutes from the July 27, 2017 Board of Directors meeting. Bobbi Wilkins seconded. Motion passed.

Treasurer's report

Martha Bucholtz started by thanking BJ Bolling for taking over for the three months she was gone.

Martha reported: The Emergency fund is \$10,000, the Reserve is \$214,233.29, Operating Checking is \$78,681.79, Petty Cash is \$100, and Social Checking is \$5,772.84, for a total of \$308,787.92.

The reserve amounts from the solar, \$16,000 and clubhouse roofing, \$17,206, will be moved into checking to cover the \$33,000 we spent on the new roof. Next week some fourteen 90-day notices will go out for nonpayment of July 1 dues. There are also some people who have not paid for their tree trimming.

Bobbi Wilkins moved to accept the treasurer's report; seconded by Rosalie Stinson. Motion passed.

President's Comments: Lot of activity in the neighborhood. Introduce yourself to new people and get some fellowship going.

Old business

Bobbi Wilkins reports they have contacted about seven different lawn care companies and got the bids back with their fees. The fees are very close together. We have narrowed it down to three companies. Jose, who has worked for us before, Quality Lawn and Southern Lawn and Pavers. We will bring them in for interviews. Charlie's contract is done Oct. 1. He has chosen not to bid.

Pest control: Three bids came in for a pest control company. We have narrowed that down to Clark Pest Control who submitted a very complete, competitive bid.

Volunteer insurance: We have determined that we need insurance on volunteers in case someone gets hurt. We have applied for this insurance. Liability is covered under our master policy. Cost is \$240 a year + taxes and fees. We have to cover a minimum of ten volunteers.

Propane: We are also changing our gas company we use to heat the pool. We are not happy with Ferrellgas and the way they have treated us. We are switching over to Florida Public Utilities. We will keep the tank for now and use it until the gas is nearly gone. We are currently at about 80 %. The gas company told us they do have someone who can come in and repair our heater if necessary but this is being questioned. Our pool cleaning company has someone we can call. Abner Stoltzfus reports we need to use up the propane because we cannot count on getting a credit if we let the tank

go with propane still in it. A board member needs to go to Florida Public Utilities to get a permit for the new tank.

Committee Reports

Social committee: BJ Bolling reporting

- Friday, September 1: GEO (Girls Eating Out) will go to OK Corral this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Monday, September 4: Labor Day Picnic at 1 p.m., hosted by Bobbi and Sandy
- Tuesday, September 12: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Peggy and Lynda
- Saturday, September 23: Hors d'oeuvres potluck dinner at 6 p.m.. Hosted by Bobbi and Martha.
- Thursday, September 28: Board of Directors meeting at 6:30 p.m. All residents are encouraged to attend.
- Cards: there are afternoon and evening games, euchre and poker. The calendar is on Palmvillageranch.com on the home page.

Compliance: Rosalie Stinson reports she went out with Marilyn Yoder on August 26. There were only 13 violations, which resulted in seven letters. Rosalie found four lights out on August 29, with one belonging to the HOA. Rosalie reported she would love to send out violations by email. It could be so much more efficient and timely. The consensus is Rosalie can send a notice to a single homeowner using email. We use Gmail for the HOA address. It was mentioned we can check to see if an email has been read and when it was received on Gmail.

ARB: We approved one ARB this past month for Bob Riches and Janice Smith who are building on Lots 128/129; CBS home and detached garage at 4410 S.W. 10th Way.

Membership: Bobbi Wilkins reports Wade's on 44th Blvd. have sold their single wide with added lot to Trudy Bledsoe and Richard Wieser.

Website: Diane Timmons reports she has added a photo to the website showing the new roof on the clubhouse. Also, monthly, the agenda for the BOD meeting, the next month's calendar and the minutes of the board meeting are uploaded. We will add new photos of the finished clubhouse roof.

Sunshine committee: Two cards were sent out. Two sympathy and one get well.

Clubhouse and common areas

Clubhouse: Joe Cirillo reports the new roof arrived early on August 18 with Big Lake Roofing doing the work. The new roof, warranted for 40 years, will be paid for under the reserve roof and solar funds. Big Lake treated us very well. It has not been determined yet if we want to drain the reserves or assess money from each lot owner. It may be about \$100 per lot. Marilyn Yoder says the new roof

looks great but she has a question. The peak or cupola is still white. Wasn't that going to be covered? Answer is it will remain white and it is all new. Roof work is complete.

Pool report: Abner says nothing new.

New business

Joe Cirillo questioned Gene Bonn if the weeds in the back ditch have been cleaned out by the county. Answer no.

Speaker sign ups

MJ Bach from the three lots at the end of 11th Way is on the speaker list. MJ reports they are largely happy with living in Palm Village Ranch. The rains have not come this year. We are asking for the board's help in getting an additional day to water our yard. We are being allowed to water only 30 minutes a week. Our neighbor's new sod is dying. SFWMD allows us at least two days a week to water. We propose that the board adopt the two-day-per-week schedule.

In a revision to PVR covenants, the following regulation was published and provided to all residents in August 2016.

"MISCELLANEOUS REGULATIONS

1. It is forbidden to use the sprinkler system water for domestic use. All residents are asked to refrain from using the system after the pump is turned off, as this puts undue stress on the lines and can cause breakage. All timers should be set for a maximum of 30 minutes. Residents may use the sprinkler system on Wednesday for odd numbered home addresses and Thursday for even numbered home addresses either between 4:00 a.m. and 8:00 a.m. OR 4:00 p.m. and 8:00 p.m., BUT NOT BOTH."

Fred Sterling said this subject comes up and has in the past. He will get hold of American Well Drilling and ask them some questions about costs of running the pump.

Joe Cirillo: We are also concerned about a 20-year-old irrigation system. The pump is old and expensive to replace. The question being will it handle the extra load.

Sandy Landis remarked the reason it isn't available to residents right now on Saturday/Sunday is because PVR uses the pump to water our large areas in the front on Sunday and then no one back in the neighborhood has adequate pressure to do theirs. Also, SFWMD issues us a permit to use a certain amount of water on the lawns out of the pond. Recall that during the drought we had to shut off all watering because the pond level was too low.

Abner Stoltzfus: What is our utilization of the gallons per month compared to the permitted amount? We do not have the answer.

MJ Bach: On a secondary comment. We are questioning easements. People tend to cut through our lot to get to the easement to get to the pond. Per your covenants, the easements are specifically for the HOA members that are on their way to do repairs. The next thing we will need to do is to issue a

formal trespass warning that will be enforced by the Okeechobee Sheriff's Office. What can we do as an association to stop this? People are driving on our personal property. Could we put a notice on the web site to all people and especially those coming back for the winter that they cannot just drive on anyone else's property. Could we put up a sign to this effect? We need to amend Article 9.5.9 to state that no where are golf carts allowed on private property.

Diane Timmons: We do have a communication issue because people not only do not read the minutes but they don't come to the meetings to get this information.

Martha Bucholtz: I move that we look at amending Article 9.5.9 to specify that golf carts are to stay off the greens, unless it is your own personal property. Seconded by Diane Timmons. Motion passed.

We will need to notify all homeowners that we are going to amend the article. We will review and discuss the changes and discuss at the board meeting.

John Buccino: Has some questions. The new roof: Did we get bids? Who was the lowest? American Roofing. What was the difference? About \$200 between the companies. Big Lake was chosen because of their reputation and service. They railed all the plywood with a nail every 6 inches. They replaced all the damaged plywood and brought everything up to code.

How many properties are owned by the HOA. Right now it is eight and it will be going to twelve. In my opinion, that is bad business because we are not getting the HOA fees. Bobbi explained we are waiting on the paperwork from the title company. John would like to volunteer to do some legwork if it would expedite the process. We only have five sites that will be available for sale.

About road surfacing. Folks if we don't seal the road it will destroy itself and it should be done every 3-4 years. It's been over six years since it was sealed.

Fred Sterling remarked that he had Lynch Paving come out and they said we do not have to seal for another year.

John goes on to remark about car parking. We have eight places for car parking for the clubhouse plus the two lots on either side of the clubhouse. He asks if we should pave them.

John also asks why we do not have a color code for new houses going in. The board agreed, that has not been addressed.

John also asked about the stumps next to the lake. Joe Cirillo commented they have been sprayed so they will deteriorate.

John goes on, this is about the compliance person. I would like to volunteer to help this person assist the people out of town who need someone to do the leg work to fix their problem. He could be a liaison. Rosalie reports that most people find someone because they have been coming here for a long time. Martha Bucholtz said we appreciate it and will surely accept your offer to help. We need more people offering to help.

Bobbi reports that we ask everyone that comes in to fill out a maintenance form, but they generally don't list the business they want to do work in their absence.

At 7:30 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Joe Cirillo. Motion passed.

_____ Submitted by Diane Timmons, Secretary

_____ Approved date