

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

Sandy Landis called the meeting to order at approximately 6:32 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Fred Sterling, B.J. Bolling, Bobbi Wilkins and Rosalie Stinson.

President Sandy asked for a motion to dispense with the reading and approval of the January 29, 2015 minutes. Motion was made by Fred Sterling and seconded by B.J. Bolling. 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	34,535.50
Reserves	184,191.92
Social	7,463.34 - minus \$1,600.00 for the chairs
Accounts Receivable	32,987.20

President's Comments: Last meeting a sign-up sheet was set out for various projects that were needed around the clubhouse. Unfortunately, there was no response except for Rhonda Smits. Sandy asked the Board to come up with four or five that they believe would be priorities and hire this work out. This way everybody will pay for this work. Some of these items are: Clean the walls at front entrance, power wash fish cleaning station & storage shed, fences around shuffleboard courts and pool. Clean and paint 24 white light poles and globes owned and maintained by association. Patch pool deck where old patch is coming loose, trim trees and shrubs and pick up debris in the mulch around clubhouse. Clean and paint pool equipment and storage shed, clean pool furniture and umbrellas. Cold patch roadway holes, remove the concrete from the drain on 11th. Paint parking bumpers and stripes, paint penny saver box or get rid of it, and paint fire sprinkler main valve assembly. B.J. thought we should do all except the penny saver box. Fred thought we needed to patch the roads and pool and do the things that need immediate attention. Bobbi suggested that we do all of the power washing that includes the front entrance, fences, pool furniture, umbrellas, pool equipment, fish cleaning station and storage shed. It was suggested we start with the front entrance and the light poles. Don Landis said the pool furniture needs power washing underneath along with the umbrellas.

Sandy said that we have had one person turn in a bid to do this work.

Sandy said we should start off with the lights, road, pool and power washing. Fred made the motion that we do the lights, road, pool and power washing to start with and then do the rest after these are completed. Bobbi seconded the motion. Sandy asked if there was any more discussion, all were in favor and motion passed.

Sandy said that the Committee sign-up sheets had been placed on the table, so that if there is anything that members would like to help with, please sign-up, which would be appreciated.

Sandy also mentioned that we all need to remember that when we have food in the Clubhouse to make sure that we get it cleaned up as well as wash all the dirty dishes. Sandy said that she has come in and found food and dirty dishes, which is why we have had an ant problem. So, please remember to do this.

Also, remember if you are walking around the pond, that this is common area; but if you do travel through someone's yard, please ask their permission.

Old Business: The South Ditch has been cleaned out. We decided to have Charlie's clean it out once and see how that went then decide how many times a year to repeat it. The cost for the first time was \$700.00, and Charlie's said if we decided to have it done five times, he could drop the cost down to \$500.00 for each clean out. Fred suggested that we have it done every three months, which Bobbi also agreed. Sandy said she would get Charlie's on a schedule and get it started. Bobbi made the motion that we have the South Ditch cleaned each quarter. Fred seconded the motion, there was no discussion and the motion passed unanimously.

Sandy brought up the issue of a dock being built without following proper procedure. The Board had no documentation at all and did not even know that it was going to be done. The documentation submitted after the project started was not right, therefore the work had to be stopped until the correct paperwork was obtained. There was not a problem with the dock itself, it was the process by which it was approved. There are certain Florida Sunshine Laws that we have to abide by as well as our Covenants. Sandy cautioned anyone, who in the future, is going to have any improvements done make sure you go through the proper procedures, that way it saves you time as well as not putting the Board in a compromising position. This did put the Association in a bad spot because the Florida Sunshine Laws require a forty-eight hours notice, it is to be an open meeting that anyone can attend; and minutes must be taken or recorded. There can be no less than three members of the Architectural Review Board that needs to sign-off on the documentation. This paperwork has been reviewed and everything seems to be in order. Sandy asked the Board to approve the application. Ron Critchloe, who is the resident wanting the dock, said he had already filled out an application before but did not remember exactly when. He has sent a text to the contractor, who has the new application to get the permit, to return it to him. He said that there were three people on the ARB that signed-off on it at that time. Ron said it was ignorance on his part as to the procedures. Unfortunately, the Board was never advised. Thus, in the future it will be done the proper way or it will not be approved. Ron said he thought there were some members on the Board that knew he was wanting to put a dock in. Ron said Bobbi actually brought over a paper

telling him that we could not put a dock in. Which Sandy told him that was our understanding at the time. Sandy told Ron that we knew there was interest in the dock, but did not know that it was a done deal. Ron said he knew that he had to have a permit, and he talked with a contractor who told him what steps had to be taken. He had talked with a neighbor that had recently done an improvement. Later he found out that it was not done according to the ARB rules. Ron said from now on he will follow the rules. Sandy told him that if he has any questions, to call a Board member. Fred made the motion to approve the application submitted for the dock, Bobbi seconded the motion. There was no discussion, motion was passed.

Bobbi gave the Social Report as follows:

- a. The next GEO will be on Friday March 6. It will be held at the OK Corral and we will carpool from the Clubhouse at 12:30 p.m. Lunch will be at 1:00 p.m.
- b. Tuesday March 10, will be the next Ladies Tea at 1:00 p.m.
- c. There will be a Craft Sale on Saturday, March 14, from 9:00 a.m. till 12:00, we are in need of crafters to sign-up. Outside vendors may come in and there cost is \$10.00. For anyone participating from here there is no charge, but we do need to know how many to plan for. There is a sign-up sheet on the table.
- d. Saturday, March 21, was supposed to be a Bar-b-que, but due to conflict with the purveyor, that has been cancelled. We will plan something at the Ladies Tea, to do instead for that night.
- e. Next Board meeting will be March 26, at 6:30 p.m.

Fred mentioned that the Speckled Perch Festival was also scheduled for March 14. B.J. thought that this might hurt the Craft Sale, as they also have crafts.

B.J. brought up that we have been asked to pay for the hot dogs, buns, chips and drinks for the shuffleboard players. She thought we had paid for them every other weekend. Bobbi told her that we only paid for them once, as she had checked back on the records. B.J. thought that we could do this every other weekend or once a month. Sandy asked how many more weekends that they would be playing. It was thought they had only four or five more weekends. Sandy suggested that we do this for the rest of the time that they would be playing this season. B.J. said we should just pay for the hot dogs and buns, as there is plenty of drinks from Euchre and they should use that before it gets old. B.J. made the motion that we will pay for the hot dogs, buns and chips for the time left. Fred seconded the motion, all were in favor and motion passed.

Compliance Committee: Rosalie reported that she and Jerry Bolling went out on February 11 and found 19 violations. Most of them were light poles. She thought it was very good that we are addressing our own. Some had to have pressure washing of roofs, and homes, which some have already complied. Unfortunately, they had to send out two certified letters, which one has complied, but the other has not. They will follow-up on it. She and Jerry will be going out again around the middle of March and doing what they have to do.

ARB Committee: Fred said that two requests have been submitted. One is for a carport and a shed for Jean-Jacque Gemme. The other one was to put in a Rubbermaid shed inside of a fenced area. A Rubbermaid shed does not need a permit as it is not considered a permanent structure, but the County does require that they be tied down. Both of these requests have been voted on and approved.

Membership Committee: Bobbi and Sandy have been busy interviewing new applicants. The Community has been very fortunate to have had several sales, which are:

Denise Lockhead on 13th and 44th.

Romuald Gemme on 44th.

Baker/Tomlinson on 11th. Possible the second one has sold.

Receveur home on 13th.

Blaustein home on 11th Way has sold.

Also there is someone who is very interested in purchasing some lots, and is looking at the lots that the Association owns. They have asked Sandy to find out what the price would be. She researched these and found that in December 2012, we voted on and said that we would put a for sale sign on these and ask \$8,900.00 for each lot. It was agreed by the Board that we would stay with this price. Sandy will call the persons interested and let them know that this is the price. We decided last month that if we sold the lots that the money would be put in the Road Reserves, as that is what is going to cost the most in the future. B.J. made a motion that when we sell lots 120 & 121, that the proceeds be put into the Road Reserves Fund. Fred seconded the motion, there was no discuss and all were in favor, motion passed. The three lots that were supposed to be given to the Association have also sold.

Website: Rhonda had nothing to report. Sandy said that last year when the website went down, that the domain name was expired and held by the original Company hired to work on it for us. They worked through that problem. When she called to find out when the bill was due again, they said the domain name was cancelled. So, now it had to be done all over again, but seems to be OK now.

Clubhouse & Common Areas: Don Landis

Don reported that they took care of the problem with the pool room being hot by putting in a 30 minute timer to over-ride the program time for the air conditioner. He believes it is working as he had not heard any negative feed-back. B.J. said they told her that it was working great and the card players are not too cold. The cost was about \$95.00 to have it installed and about \$15.00 for the timer.

Sprinkler System: The pump is off now, due to leaks which Charlie's is working on.

Front Entrance: New flags have been put up.

Pool: The blower used to remove leaves blows off the loose patches of concrete, which will need to be re-patched.

Weed Control: They have been sprayed around the Clubhouse and shuffleboard courts.

Tom Wilkins has volunteered to replace Ed Cassetty to spray the roadways.

Rosalie thought someone else should volunteer to do this, because of Tom's health, which Don agreed. But, no one else has volunteered.

Checking the South Ditch it looks like there are two areas dammed up which restricts the water flow. Don would like permission to go through with a shovel and rake and clean it out. If it does not turn out be too much of a problem he will take care of it. Otherwise he will hire Charlie's to take care of it. Motion was made by Bobbi that Don be allowed to take care of the damming problem on the South Ditch. Motion was seconded by B.J., there was no further discussion all were in favor and motion was passed.

Sunshine Committee: Rose Wermer

Rose was not present for the meeting. Sandy was not sure who she has sent cards to, but she knew that Joe Receveur has been back in the hospital. Also, that Don Yoder had been in the hospital. B.J. said that George Brenesnstuhl has also been in the hospital.

New Business: A large tree on the property between 10th Avenue and 10th Way on the boulevard is too tall to trim. Charlie's has agreed to cut it down and take it away for \$300.00. He can't grind the stump because it is too close to the telephone box, and the roots are probably embedded in the wiring. So, he will not be able to take the stump out, but will cut it off close to the ground. Bobbi made the motion that we have the tree removed by Charlie's at the cost of \$300.00 before it does any more damage. Fred seconded the motion, there was no discussion, motion was passed. B.J. said that there are some trees that are diseased and that they had the problem at Turtle Cove, which wiped out all of the palm trees. Sandy asked her which one she was talking about. She said it was the one on the corner across the street. B.J. said they also have a tree that has the same problem and they are having Charlie's take it down. Rosie Cassetty had said she would have Ed come around and look at it. Maybe we need to have him come through and see if any of the others have this problem. Sandy asked B.J. to keep in touch with the Cassetty's to see what they have found.

Resident Questions/Comments: Don Landis reminded people how to use their key on the front door. He found someone was using a screw-driver to unlock the door. He said the keys now will unlock the door and trip the mechanism. Now all you have to do to unlock the door is push down on the handle and turn the key to the right, you will hear it click, the door will stay unlocked. When you leave, just turn the key to the left and it will lock. The screwdriver messes up the lock. Gary's Locksmith has said do not put your key into the lock and use it to pull on the door, as that will mess-up the lock.

Fred Sterling made a motion to adjourn the meeting, motion was seconded by Bobbi Wilkins. Motion was passed by unanimous vote. Meeting was adjourned at 7: 12 P.M.

Minutes Submitted by Bobbi Wilkins, Secretary

Approved \_\_\_\_\_

