

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
SEPTEMBER 27, 2018

President Fred Sterling called the meeting to order at 6:30 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Sheryl Wells, Martha Bucholtz, John Buccino, Bobbi Wilkins, Ford Cook, and Gene Bonn.

President Sterling entertained a motion to approve the Board of Directors minutes of the August 30, 2018, meeting. A motion was made by Bobbi Wilkins, seconded by Ford Cook. Motion passed unanimously.

Martha Bucholtz presented the Treasurer's report reflecting the following:

Emergency Fund	\$10,000.00
Reserves	\$234,068.45
Operating Checking	\$111,471.18
Petty Cash	\$100.00
Social Checking	\$6,947.90

Martha reported that she sent out 30 statements to those who have not yet paid for the tree trimming. There has been no decision made as to how to handle this issue next year. Ford asked if this could be added to the annual fee invoice. He feels that if a resident signs up for trimming and they don't pay within 30 days, there should be an administrative fee added to their annual dues. If they send in their dues check without the additional charge, the Association sends it back marked "insufficient". Another suggestion was to require prepayment.

It was explained that the Association pays for ALL trees being trimmed which includes those trees owned by residents. Other suggestions were made. Martha stated that this was the first statement owners have received. If this invoice is not paid, she will add an administration fee.

John Buccino asked if the Association sends a return envelope with the dues statement and was told that, not only does the Association send a return envelope, it is a stamped return envelope. Considerable discussion took place regarding the possible solutions for payment for tree trimming in the future.

Martha reported that the reserve amount of \$14,285.00 has been transferred from the Pool Maintenance Reserve Fund to the operating account. The actual cost for the pool cover and repairs to the decking amounted to \$16,543.23.

In response to a question, there are no leaks in the pool. Everything has been checked out and the water loss is from evaporation.

Motion to accept the Treasurer's Report was made by Bobbi Wilkins, seconded by John Buccino. Motion passed by unanimous vote.

PRESIDENT'S COMMENTS;

Fred Sterling stated that the current Board has been great, and he hopes next year's will do as well. He mentioned that Bobbi, Sheryl, Ford, and he will be off, leaving 4 openings.

OLD BUSINESS:

SECURITY CAMERAS: Ford Cook asked if the Board had an opportunity to review the paperwork from the security company and if they had been in attendance at the presentation. All stated that they had. Ford mentioned that he had security cameras on his property, as do others, so that he can check on his property when he is away.

Ford does not believe that the Association needs face recognition. The cameras will have information on the type and color of the vehicle and the license plate information. He does not believe we need the extra camera previously discussed during the presentation. There will be 3 cameras: one for the license plate, one of the vehicle entering the community, and one of the vehicle leaving.

If you know approximately when an incident occurred, the Association can check the time, and forward it on to law enforcement. The information is date and time stamped. But, if it happened while you were gone for several months, we won't be able to pinpoint when the incident occurred. The information is stored for 7 weeks then it gets overwritten.

He was made aware that tools were taken from one construction site, and trash was dumped in a contractor's dumpster. It starts with little things and then escalates.

Ford Cook made a motion to accept the contract for \$5,000.00 (proposal submitted was \$4,986.20) for the security system quoted by Metro Alarm (3 cameras, with equipment to transmit to the office for recording). The motion was seconded by Bobbi Wilkins. Motion passed with John Buccino voting no.

Ford answered that he had indeed contacted Gator and Advanced and found they were much more costly and their responses to problems were reported as lacking.

Ford stated that the membership elected the individuals sitting at this table to represent them and to make decisions for them. If you find that they are not doing what you think they should, then vote them out at the next election.

Ford questioned John as to his opposition and was told John did not think it was necessary.

Martha mentioned she had discussed it with Deputy Nash who was supportive. He mentioned he would be willing to come out and talk about a neighborhood watch.

Michelle Baldwin felt more discussion would have been nice with other residents.

Ford mentioned that everyone likes to complain, but no one wants to volunteer for the Board. They say they don't have the time, and he felt that they just didn't want to be responsible for making decisions.

Gene Bonn related several scenarios that happened at his previous residence where security cameras played a role (they had 7 or 8 cameras placed at various locations throughout the community).

Fred Sterling mentioned that the Board has been talking about putting security cameras in place for a while and asked those present to observe how many residents actually come to the meetings. Many don't want to be bothered.

POOL COVER AND DECKING: This project is complete. Bobbi emphasized that no one should sit on the cover housing. No one except those who open and close the pool should do anything with the cover at all. It was mentioned that there are some loose screws on the left side of the track. Gene will look into that. Also, for those who do open and close the pool, the cover must be opened and closed each day for the next 5 or 6 weeks. This will help the ropes to set in. Then after that time, the company will come out and adjust the ropes to the proper tightness.

POOL FURNITURE: Bobbi thanked all those individuals who helped clean and move the pool furniture. They did a wonderful job. The fence was power washed as well. It was not an easy project. When cleaning the furniture, it was discovered that in several instances, suntan lotion or instant tan has stained the furniture (ruined and cannot be cleaned off). PLEASE put a towel under you if you use suntan or instant tan lotion. Additionally, SHOWER prior to getting in the pool to wash away the lotion. The pool requires much more cleaning (at an additional cost) to clean the residue from the lotion from the sides and filter. So, again PLEASE SHOWER prior to entering the pool.

It was mentioned that the umbrella holder bases have begun to rust. Rust is being left on the new decking. Gene Bonn will look into a solution to protect the new decking from any permanent damage.

Fred Sterling announced that Don Landis has volunteered to be the lawn liaison. So, if you have any issues, please contact him.

SOCIAL COMMITTEE: Marilyn gave the social committee report as follows:

- Girls Eating Out (GEO) will be at Kahootz at 1:00 p.m. on October 5
- Poker and Cards at their regular times
- Euchre on the 10<sup>th</sup> and 24<sup>th</sup> at 6:30 p.m.
- Ladies Tea on October 9 at 1:00 p.m.
- Potluck (no theme) on October 13 at 6:00 p.m.
- Board of Directors Meeting on October 25 at 6:30 p.m.

This year we are going to have a Halloween Party. You can come in costume or come as you are. Bring a snack to share and your own beverage.

The yard sale is scheduled for November 3 from 8 a.m. until noon. There is a sign up sheet for tables. You will need to sign them out and back in with B. J. Bolling.

SUNSHINE COMMITTEE: Marilyn reported for Mary Ann that she sent out 1 get well and 3 sympathy cards.

COMPLIANCE COMMITTEE: Michelle Baldwin and Jim Gallagher. Michelle gave Jim a list of the street lights that were out. Additionally, there are a few houses that need to be power washed. She is going to give the part-time residents some time to get it done when they get back.

Ford felt that anyone who plans to be gone for 3 months or more should provide the Association with a name of a company or individual who can be contacted to take care of any issues that occur during their absence. Bobbi reminded him that owners are asked to complete a form providing this type of information when they are initially interviewed.

Michelle mentioned again about the house on 10<sup>th</sup> Way who still has not made repairs from the hurricane. It has been over a year. The Association was notified that he is in a lawsuit with this insurance company; however, it is felt that because it has been more than a year, the repairs need to be accomplished even if it has to be done prior to conclusion of his lawsuit. Ford advised Michelle to send out another letter giving them 15 days to remedy the situation, and not avoid it by having his attorney send the Association another letter.

With regard to the new house on 10<sup>th</sup> Avenue, he has been advised about the items around the property that need to be addressed. And another house that needs to contact Waste Management to pick up a tub on her property.

Bobbi Wilkins reported that she had been contacted by Catholic Charities regarding the removal of the home at the corner of 15<sup>th</sup> Way and 44<sup>th</sup> Boulevard. As soon as they can get a permit from the County, it will be gone.

ARB: Bobbi Wilkins reported that the application for Bill Burkhart's home has been approved. It took a couple of meetings, but everything is in order.

MEMBERSHIP: Bobbi Wilkins informed everyone that Reba Brown had purchased Joe Cirillo's home, Judi Randolph purchased Marie Priebe's home, and Sheryl Wells' lot was sold to Jack and Pat Schwartz.

WEBSITE: Diane had nothing to report

FRONT ENTRANCE: Ed Cassetty replaced most of the soil and plantings at the entrance. He stated that he needed help with the sprinklers.

POOL: Gene Bonn said everything is wonderful.

LAWN AND WEEDS: Bill Bucholtz sprayed and will do it approximately once per month. Ford suggested that he wait until after the rainy season so that when he does spray, it doesn't get washed away.

NEW BUSINESS: Ed Cassetty has volunteered to head the Clubhouse and Common Area Committee. He stated again that he needs some help.

RESIDENT COMMENTS: Michelle Baldwin addressed the Board with her concerns regarding use of the pool. She doesn't like that individuals under 55 and with children can use the pool. She fears that the remaining vacant lots will be owned by individuals who bring their children and friends to use the pool when most bought here with the idea there were no children. It was explained that the individuals she spoke of were owners and those she brings also own property in the community and are over 55.

Ford Cook explained that by law and our governing documents, if you are a member in good standing, you have the right to use the amenities. Our rules say you need to be 55 or older to live here. However, you can be younger to purchase. Fair Housing states that the Association must maintain at least 80% of the

residents 55 and older. We have no control where state or federal law dictates otherwise. If an individual is behind in their dues or has any fine outstanding, the Association can prohibit their use of the amenities.

Considerable discussion continued.

Martha asked if anyone was interested in her pursuing a presentation by Deputy Nash for a Neighborhood Watch. He can also give a CPR class. After discussion, Martha made a motion that she begin planning for a visit by Deputy Nash at the Annual Meeting to discuss that possibility of starting a Neighborhood Watch. It was seconded by Ford Cook. Motion passed.

A motion to adjourn was made by Ford and seconded by John. Meeting was adjourned at 7:35 p.m.

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Bobbi Wilkins, Secretary