

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Thursday, October 30, 2014

Call to Order: - President Landis called the meeting to order at 6:33 p.m.

Roll Call: - The following members were present: Sandy Landis, Dave Berglund, Carl Fritz, Bobbi Wilkins, and Walter Bell. Fred Sterling was absent.

A motion to dispense with the reading and the approval of the September 25, 2014, meeting minutes was made by Walter Bell, seconded by Carl Fritz. The motion passed by unanimous vote.

Treasurer's Report:

Operating Checking Account: \$35,007.67  
Social Checking Account: \$6,766.61  
Money Market Account: 182,355.40  
Reserve Business Account: \$197,985.62  
Total Assets: \$48,500.00

President's Comments: - Sandy thanked Mike Childs for replacing rock where the old shed was located behind the clubhouse. She also thanked Ed Casetty and his crew for spraying the south ditch.

In response to questions posed at the September 25 meeting, Sandy spoke with a representative at South Florida Water Management District regarding restrictions for our south ditch. She was given the following information as to how we can address the weeds:

- DO NOT USE ROUNDUP. You can use Rodeo.
- We could wait until the ditch dried up during the dry season and mow it then.
- We cannot dredge. If we try to remove any muck that is in the bottom and use any equipment, we MUST call SFWMD ahead of any work.
- If we use equipment, we MUST ALSO install a turbidity curtain.
- We CANNOT deepen or widen the ditch.

Sandy reminded the Board and those attending about the purpose of the Board meetings (which has been stated before) pointing out issues that would make it easier for the secretary to transcribe minutes. By being concise and keeping comments as short as possible will give more residents an opportunity to have a chance to speak.

Sandy had attended a hearing and a trial wherein the Judge granted foreclosure to the bank holding an interest in Mary Schuler's property. The date set for the sale is December 3, 2014, at 11:00 a.m. The sale will be held at the Okeechobee Courthouse.

Recent conversations with an attorney advised the Board that RPB's lots were sold. Upon further checking, it was determined that what had actually happened was someone purchased the tax certificates. They must wait 2 years before they can actually purchase the property. As far as research can determine, there is no mortgage on the lots. Does the Association want to pursue a foreclosure? Please give it some thought. A foreclosure proceeding will cost approximately \$4-5,000. RPB owes us more than \$5,000.

Bobbi reminded everyone that resumes need to be submitted prior to December 1 so that they can be included in the election packet. We have 2 positions up for election in January. Proxies will need to be

received no later than 5 days prior to the meeting. None will be accepted after that time, including the night of the meeting.

Walter questioned the number up for election as he thought Bobbi's position was also up for election. He was reminded that Bobbi was appointed to serve the remaining two years of Sheryl Wells term. Therefore, she has another year to serve.

Bobbi asked that everyone check the address list. She wants to make sure it is updated prior to reprinting.

Sandy stated that Fred Sterling asked her to call him regarding the next item of business. That call was placed at 6:42 p.m.

Old Business: Committee to Study Pond and South Ditch: Sandy stated that since the meeting that was scheduled for October 27 was cancelled and the chairman resigned and washed his hands of the entire matter, there was no report. Dave Berglund interrupted to say that they did have a meeting and they were going to hire a surveyor. Dave will pay for the surveyor and then submit the bill to the Association. Sandy wondered why a meeting was conducted when Dave stood in her kitchen not 10 minutes before the meeting and told both her and Don (who was supposed to be on the committee) that he was cancelling the meeting, and he was resigning and washing his hands of the whole thing. Dave Berglund said he did not want to have the meeting if it was going to be recorded. The members who went ahead with a "discussion" included Dave Berglund, Carl Fritz, Walter Bell, Martin Shy, and Dave Lucas. Don was not given the opportunity to present any of his research because he was told the meeting was cancelled. Dave Berglund told everyone else that Don wouldn't attend if the meeting wasn't recorded. Don didn't go because Dave Berglund told him it was cancelled. Dave Berglund was asked if they would wait until the Association could have SFWMD come out and talk with us. He refused to wait saying the surveyor was to come out in a couple of days.

Sandy told Dave that the reason she wanted to have the meeting recorded was to allow those who could not attend (Mike Childs was unable to attend the meeting) along with any resident or Board member who wished to know how the committee arrived at their recommendation. Since it was such a decisive matter, it would be better to rely on the recording than on individual's memory.

Dave Berglund stated he took on the project to do the right thing and ran into a roadblock. Dave said he would be intimidated if the meeting were recorded.

Sandy stated that the opposite position wasn't allowed to show the research and documentation, you didn't even give him a chance, and he was told the meeting was cancelled.

Don Landis stated that the Association cannot do anything without first going to SFWMD. He said he had heard derogatory statements made about SFWMD and he was tired of hearing they had been bribed, were on the take, or didn't know what they were talking about. He read the letter that was attached to our permit stating the transfer operating entity (PVR) was bound by SWMD regulations and restrictions.

Maurice Cobb said that Herb Wells told him that he had lowered the pipe 12". Sandy said that she had contacted the company who did the relocation and was told that the pipe was moved sideways, east into the easement, not lowered.

Sandy will set up a Special Meeting of the Board of Directors to request Gary Priest from SFWMD to again tell us how our system works, how it is connected with the entire flood control basin, and what we can and cannot do. A notice will be sent.

Dave Berglund stated that in the meantime he was going to get the surveyor out. He was paying for it and then he was going to submit his bill to the Board. He felt the Board should pay. Others were adamant that the Board should not pay.

Considerable discussion took place over this issue. Fred Sterling left the meeting at 7:02 p.m.

Committee Reports:

Social Committee: Bobbi Wilkins provided the following calendar of events:

- November 1 at 6:00 p.m. is our potluck.
- November 4 the clubhouse will be closed for the Election.
- November 7 is GEO at the OK Corral at 1:00 p.m.
- November 8 is the yard sale with a rain day November 15. Previews will be on Friday, November 7.
- Wednesday's at 1:00 working on crafts for the Fashion Show.
- November 11 at 1:00 is the Ladies Tea.
- November 20 at 6:30 is the next Board of Directors Meeting.

Additional discussion took place regarding the message board. A motion was made by Walter Bell and seconded by Carl Fritz to purchase the complete board at a cost of \$1,484 plus tax and shipping. The motion passed by unanimous vote.

B. J. Bolling reported that the yard sale was set for November 8. There is a signup sheet for tables. If there is something specific you have to sell, let her know and she will include that in the ad. The rain date is November 15. There will be a preview on November 7 beginning around 3:00 p.m.

Mike Childs suggested that we get rid of some of the folding chairs we have stored in the men's room and in the back. B. J. will check with various organizations and place some out in the yard sale. It was agreed that a price of \$20 per box or \$5 per chair would be asked. We have about 60 to sell. If we don't sell them, we will take them in for metal.

B. J. said she had donated 30 cushioned chairs. She was only asking for money for gas to pick them up and some rubber leg caps. Mike Childs felt we already had too many chairs.

Compliance: Tom Wilkins/Jerry Bolling - Tom Wilkins reported that 31 notices had been sent out with 21 of them resolved. Eighteen received a second notice.

Dave Berglund volunteered to help check out and put up Christmas lights. He will start checking them out November 17. So anyone interested in helping, join him at the clubhouse.

The Tour of Tables will be December 12. There is a sign up at the clubhouse.

ARB Committee: Walter Bell/Carl Fritz - Nothing to report.

Membership Committee: Sandy Landis – An interview was held with a couple who are trying to purchase Denise Lockheed's home on 13<sup>th</sup> Avenue. They plan to close in December when Denise is here.

Website: Rhonda Smits – Nothing to report.

Clubhouse and Common Area Committee: Dave Berglund – Turned comments over to Don Landis. Don mentioned there is a light out at the entry and an electrician had been called out to repair it.

As for pond, sprinklers, and pool, nothing to report.

Don had been asked to explain why some residents have to pay to get their trees trimmed and others do not. He explained that the trees on the north side of 44<sup>th</sup> Blvd. starting at 13<sup>th</sup> Avenue are common area trees and paid for by the Association. The homes along that stretch of 44<sup>th</sup> Blvd. actually have their address on the side street. The developer planted the Blvd. trees making it look consistent down our main street. There is a diagram in the office if anyone needs further information. Every owner is required to have one (1) palm tree in their front yard. Those and any others the owner plants are their responsibility.

Bud Lampi asked who determines when the trees are trimmed. Sandy replied that they are usually trimmed about every 6 months.

Weeds: Ed Cassetty thanked Mike Childs for helping him spray the south ditch. He asked about watering designations. Sandy told him the days and times. She will get him information on why we do not have the same regulations as SFWMD.

Sunshine Committee: Mary Fritz – Mary sent out cards to Tom Ward and Phyllis Andres.

New Business: - None.

Discussion by Residents: - B. J. Bolling addressed the Board and stated that Article 6 of our Covenants, Section 6.1 states that the Association “shall, either by virtue of the appointment of a real estate management agent, or through its own personnel, be responsible for the mowing, edging and removal of debris and vegetation from and shall maintain and repair the Common Property. Specifically, the property the Homeowners Association shall maintain and be responsible for shall include, but not be limited to the following:”

“Section 6.1.2. The Surface Water Management System, including the Lake.”

Therefore, she felt the Association should remove the cattails.

Sandy also mentioned that Charlie’s is starting their winter schedule of mowing every other week.

Mike Childs stated that it is easy to criticize. But, several people deserve thank you’s. Those individuals needing some thanks are those who are working on the Compliance Committee and Don Landis. He single handedly built the shuffleboard benches, and he arranged for the aerator in the pond which saved us money. He also removed a large amount of concrete that had been poured into our sewer drains.

Adjournment: The meeting ended at approximately 7:45 p.m. due to a medical emergency. CPR was administered while waiting for the ambulance. No motion was made to adjourn; however, it was understood the meeting was over.

Approved: \_\_\_\_\_

Respectfully submitted  
Bobbi Wilkins, Secretary