

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
May 31, 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, Bobbi Wilkins, Sheryl Wells, Martha Bucholtz, and John Buccino. Ford Cook and Gene Bonn were absent.

President Sterling entertained a motion to approve the Board of Directors minutes of the April 26, 2018, meeting. A motion was made by John Buccino, seconded by Martha Bucholtz. Motion passed unanimously.

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

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| Emergency Fund | \$10,000.00 |
| Reserves | \$247,117.47 |
| Operating Checking | \$88,638.16 |
| Petty Cash | \$100.00 |
| Social Checking | \$9,033.03 |
| For a total of | \$354,888.66 |

Martha reported that only 6 residents were somewhat behind. However, there are 13 members who the Association is still trying to get monies owed for tree trimming done in January.

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

PRESIDENTS COMMENTS: President Sterling reported that we have gators in the pond again. If you see one, please call him and he will notify the gator hot line. This is the second one in the last 2 weeks. Please be careful and watchful of your dogs.

OLD BUSINESS:

Pool Cover Replacement: (Bobbi is standing in for Ford.) The pool cover bid that Ford received was from Vincent Fugetta for \$6,859.46. This includes maintenance, cleaning, check track, guides, cover and make any adjustments necessary, aligning the robes and checking hydraulics. They are the only company who will come to our area. This installation will include maintenance twice per year at a cost of \$330.00 each. If a service call is necessary, they charge \$220.00 for the call and \$140.00/hour for the labor. Vincent Fugetta is the distributor of this type of cover. Joe Cirillo strongly stated that once the cover is replaced, if you have any issues with the cover not opening or closing DO NOT CONTINUE – CALL THE OFFICE. Anything we do other than normal operations could invalidate the warranty. Bobbi asked for a motion to proceed with the pool cover replacement at the cost stated. Motion was made to proceed with replacement of the pool cover by Martha Bucholtz, seconded by Sheryl Wells. Motion passed.

Treasure Coast Services is the company who will come to our area to resurface the pool decking. The cost for the "Classic" is \$12,626; and if you want color, the cost would be \$13,624. They will chip out

and remove the present decking material and redo the surface per quote. It is estimated that the pool will be closed for this procedure for approximately a week. The warranty for workmanship and material is for 2 years. A motion was made to proceed with the \$12,626 cost for decking by John Buccino, seconded by Bobbi Wilkins. Motion passed.

Mailboxes: B. J. Bolling passed along information she received from the Post Office which Bobbi got for her regarding our mailboxes. According to the information she received, the customer is responsible for the purchase and/or maintenance of the mail receptacles. She read their requirements from a letter. She is also aware of areas where the concrete pad under the mailbox receptacle is in poor shape. She suggested that the Board allow in next year's budget an amount to repair the concrete pads. She would also like to see a rule stating that you cannot place any stickers, write on, or otherwise mark your box once they have been replaced or repainted. You can request from the office an appropriate method of marking your mail slot if necessary. She will do additional research to determine what can be used. Fred suggested that B. J. take a look at what River Run has.

Potholes on the Road: Fred Sterling announced that Don Landis had gone around the community and filled the holes with cold patch. This is only a temporary fix. The Association will still be getting information from Lynch Paving to do a more permanent repair. All the trucks coming in have been hard on the roads.

SOCIAL COMMITTEE: B. J. Bolling gave the social committee report as follows:

First of all she mentioned there was an error on the June calendar with regard to Euchre. It is actually taking place on the 2nd and 4th Wednesday – not on Tuesday as shown.

GEO will be at the Clubhouse at 1:00 p.m. We are having the Landing Strip deliver our lunches. If you still haven't signed up and want to come, you have to let me know tonight.
Tea is on the 12th at 1:00 and Marilyn and Perkie are our hosts.
Euchre on Wednesday evenings June 13 and 27 at 6:30 p.m.
Fathers' Day Potluck on June 16 at 6:00 p.m. Bring a picture of your Dad.
Board of Directors on June 28 at 6:30 p.m. (always the last Thursday of the month)

SUNSHINE COMMITTEE: B. J. reported for Mary Ann Eastlack that 2 get well cards and 1 sympathy card was sent.

COMPLIANCE COMMITTEE: Jim Gallagher said there had been a few lights out, and he would take care of them or contact the owner. Nothing else to report.

ARB: Fred Sterling reported there has been one request to bring in a Jacobson home on SW 10th Way which was approved. The owner is William Burkhart from Pennsylvania.

MEMBERSHIP: Bobbi Wilkins indicated that there was nothing new to report.

WEBSITE: Diane Timmons had several items to report on the website. If anyone has tried to access the website in the last few days, you were unable to because the web host was installing a new server and new IP address which took about 6 days. The individual who reported that our phone number was incorrect on the web was mistaken because we don't have our phone number on the web. Last February the office started getting robo calls. So many, that it became annoying. At that time the

phone number was removed from the site. Also around the same time, individuals were posting private grievances on the blog, along with drug advertisements. It was also found that there were postings for selling drugs and some in foreign languages. At that time, it was decided to take down the blog. We do have on the site an email address that can be used to contact the office.

Diane also noticed that we have “old” photos posted. If anyone wants to send her photos, she will see if they will be able to be posted. Please send your photos to the email address.

POND AND SPRINKLERS: Joe Cirillo reported that there was nothing new to mention.

FRONT ENTRANCE: Ed is not here.

POOL: Gene was not at the meeting. Bobbi reported that the Association had been notified by the Health Department that our pool is in noncompliance regarding the drain. There are 29 pools the Health Department checks and 27 are in noncompliance. There is a company (Red Rhino) scheduled to come out Friday. The cost is not known, however, the Association does not have much choice. It must be done.

LAWN AND WEEDS: Bill Bucholtz stated that he was planning to spray aquifer next week.

NEW BUSINESS: The Association has hired a new cleaning firm (same one Penrod uses) starting June. They are bonded and insured. They will be able to clean on the first Monday (once per month). The Association previously had one part-time employee. Because of that, we were required to purchase additional insurance which cost approximately \$1,000 per year and the Association was providing the equipment and supplies. The new company will have their own equipment and supplies.

Ford has been working to get quotes to replace the four bulbs on the two tall light poles at our entrance with LEDs. Sometimes the current lights work and sometimes they don't. He received three quotes:

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| Bass Electric | \$6,000.00 |
| Another company quoted | \$4,000.00 |
| Home Electric (one that Penrod uses) | \$2,100.00 |

Motion was made to proceed with the \$2,100 cost for lighting was made by John Buccino and seconded by Sheryl Wells. Motion passed.

Fred mentioned that in light of current events (three golf carts stolen), Ford has done some research for cameras to be placed to view those coming into the community, and another viewing motorists going out. These cameras could be connected to a DVD recorder in the clubhouse which records for 2 to 3 months 24/7. He has received a couple of quotes, but more research is necessary. If anyone knows of an alarm company, please let the Board know.

RESIDENT COMMENTS: Mary Lou Brenenstuhl was one of those individuals who had their golf cart stolen. She posted it on Facebook and did get her cart back; however, somewhat trashed. She purchased a wireless security alarm from Harbor Freight. Basically, if you break a beam, it sounds a bell. The cost is \$8.99 with a flyer.

A motion to adjourn was made by Bobbi Wilkins and seconded by John Buccino to adjourn the meeting. Meeting was adjourned at 7:05 p.m.

Bobbi Wilkins, Secretary