

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY JUNE 26, 2014

President Sandy Landis called the meeting to order at approximately 6:35p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Walter Bell (by phone), Bobbi Wilkins and Fred Sterling. David Berglund, Susan Solloway and Carl Fritz were absent.

President Sandy asked for a motion to approve the April 24, 2014 meeting, which we had discussed but a vote had not been made, and to dispense with the reading and approval of the May 29, 2014, meeting minutes. Fred Sterling made the motion to approve and accept both minutes as written and was seconded by Bobbi Wilkins. Both motions passed unanimously.

Treasurer's Report: Sandy Landis reported that we have \$39,695.39 in the Operating Checking account, the Social Checking account is \$6,922.43, and the Reserve Business accounts \$197,985.62. Our total assets are \$268,881.57. A balance sheet is available at the table for anyone who would like one.

President's Comments: About July 16, or sooner if they have a cancelation, the contractor will begin work on the shuffle board courts.

Sandy received information from an insurance company that will now be able to write Formost insurance to cover mobile homes. The information will be put on the bulletin board.

A request was received from the elections office to hold the elections on August 26 and November 4, in our clubhouse, which we agreed to, and they will pay us \$150.00 for each election.

The tree service is moving along with trimming of the palm trees; and hopefully, by the end of the week or next, they will have them all done. Depending on the thunderstorms we have been having.

The culverts that we are going to have cleaned are now under water and can't be cleaned yet.

Sandy received a call on Wednesday from a title company that has a contract on home at 4330 S.W. 10th Way. They have asked if we would be willing to waive any of the outstanding dues in order for that property to close. There is a lien on the property which is in the amount of \$1,248.00 in addition to the July dues which are \$312.00. Sandy asked if we would like to discuss whether we are willing to waive any or all of this lien. The owners have not paid anything since July of 2012. The property is vacant and hard to tell how long it will stay vacant if the contract does not go through. Walter said it would depend on how solid the contact was; and if the people really want the property, they are probably willing to pay the amount that is owed. Sandy believes that it is the bank that does not want to pay this lien. A Canadian that is part owner of another property in Palm Village is the potential buyer.

Fred stated that we do not want to set a precedent to other owners. Jerry Bolling said we should consider waiving 50%. Walter also stated that did not sound too bad to him as we should get them to pay something. BJ Bolling also thought that we would be setting a precedent. Sandy got the impression from the title company that if we were not willing to waive the lien, they would not close. She could not say that for 100%. Fred will check out and see if the bank is now the owner. Walter stated that he did not think that for the price the property would be going for, that they would not pay the lien. Sandy asked if there was a consensus that we do not want to waive the lien? All of the board members were in agreement to this and Sandy will pass this information along to the title company.

Old Business: BJ Bolling report on chairs for the clubhouse: She talked with the owner of H&R Block, and said that they will not have a quote until the end of summer. She is pretty sure that they are going to give them to us at a really, really good price. This will be tabled until BJ gets a price.

Social Committee: Bobbi Wilkins reported that there will be a 4th of July Picnic on Friday at 1:00 p.m. The chicken will be provided by the Clubhouse and everyone is to bring a dish to share and their own drinks and table service. The next Ladies Tea will be July 8 at 1:00 p.m. GEO will be on Friday, July 11 at OK Corral. We will need to meet at the Clubhouse by 12:30 p.m. and carpool out there, so we do not get lost. We will go back to playing Euchre on July 9 and 23. Hopefully, we can get at least 2 tables. The next Board meeting will be July 31. Still having low impact exercise on Monday, Wednesday, and Friday at 9:00 a.m. The ladies are playing cards on Monday and Thursday at 1:00 p.m. A note that Floyd Levens has moved to Minnesota into an assisted living residence; his address will be put on the bulletin board for anyone who would like to have it.

Compliance Committee: Carl Fritz not at the meeting, thus there was nothing to report.

ARB Committee: Walter had nothing to report. But Sandy said we had a request and since there was not an ARB person available, Bobbi, Fred, and Sandy met with Vicky McGee who lives on 13th, as she wants to put an awning on the back of her house where she has installed French doors and water is getting in underneath the doors and buckling the floor. The awning would be six foot out from the wall and ten feet wide, with 2 posts to support it, and pavers underneath. She has filled out the information needed and the contractor is getting us a copy of the plan. We thought this would be Ok it was not that big of a project and approved her request. Walter agreed this would be good. Vicky said she would also have her house painted which it desperately needs.

Membership Committee: A new renter is coming into Ms. Sims house on 13th Avenue. She will be moving in on Friday and has passed the application process. Mary Ann Eastlack has bought Verna Gabriel's home on 13th and in the process of moving in and will be a full time resident.

Website: Rhonda was not able to attend meeting, but told us earlier that she had nothing to report.

Front Entrance: Don Landis had nothing to report.

Ponds and Sprinklers: Don Landis reported that the clarity in the pond is increasing, but does not know whether it is because of all the rain or from the aerators.

Pool: New pool buoys have been bought to replace the ones that were falling apart.

Weed and Lawn Control: Forrest Plants has asked to have his name taken off the list, as he is too busy at this time around the house. Ed Cassetty is gone until Fall. As problems come up, we will get a handle on everything.

New Business: Don has been power washing the shuffle board courts for the upcoming resurfacing, he did a little bit of washing on the bench and found the wood is splitting. The benches are black now and when you put water on them the black turns to green, which he is sure that is mold and then splinters. Don has suggested for a total of \$600.00 he can replace the benches with plastic wood that is made from recycled plastic bottles. The color is embedded, thus do not have to worry about them having to be painted which will eliminate most of the maintenance. The \$600.00 includes tax and Don will go pick them up as they are on the coast so we will not have to pay shipping fees. It will take about three or four weeks to have them made. It will be a simple process to replace the wood benches, the bases are well made in good shape and can be used. If we wanted to replace the benches with all new ones they would be about \$400.00 a piece. Don believes this would be a good investment. Walter said this is what he had wanted to do the last time, but they went ahead with the pressure treated wood. Don said we would use a green color to match the courts. Fred made a motion to go ahead and do this project. The motion was seconded by Walter. Motion was approved with no discussion. Don will take care of getting the items ordered and getting it started.

Sunshine/Welcome Committee: Marilyn reported that for the month of June that there had been get well cards sent to Floyd Levens, Howard Upthegrove, Claire Foster, Justin Andrews, Kathryn Williams, and Judy Plants who also has not been feeling very well. A sympathy card was sent to Sheryl Wells and a \$50.00 donation was sent to Hospice of Okeechobee in Herb's memory, a sympathy card was also sent to Barb Albrecht whose brother passed away.

Resident Question/Comments: BJ Bolling talked about residents speeding through the area. The ones that are speeding are not the ones who do not come to the meetings. She thought we could put a reminder on the invoices permanently, as a reminder of the speed limit. Sandy suggested that we could do a reminder on a postcard to everyone about the days the trash is to be put out, the days that they are to use the sprinklers, and the speeding issue. We will look into putting out a postcard to residents as a reminder of these items.

Pat Berglund is doing very well as she had her last chemo treatment today and she is scheduled for surgery on August 8. Walter said his son is now cancer free. Judy Plants' doctor has taken her off chemo until she gets more strength.

Fred made a motion to adjourn the meeting and Bobbi seconded the motion. All were in favor and meeting was adjourned at 7:00 p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

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