

PALM VILLAGE RANCH Board of Directors meeting

April 28, 2016

Fred Sterling called the meeting to order at 6:30 p.m. Secretary Diane Timmons called the roll and those present included Rosalie Stinson, Bobbi Wilkins, Ford Cook, Sandy Landis, Diane Timmons and Fred Sterling. Verna Fredericks was absent.

Sandy Landis moved to dispense with the reading and approval of the March 31, 2016 minutes with a second by Bobbi Wilkins. Motion passed.

Treasurer Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,043.56 in the Money Market account which is the reserves, \$50,101.64 in the operating checking, \$100 in petty cash and \$6,474.83 in social checking. Ford Cook moved to approve the treasurer's report with a second by Rosalie Stinson. Motion passed.

President's comments: Fred Sterling said this last month we have had more activity with people doing things to their homes than we have had in the last three years. Suddenly we have new people coming in, we have existing residents who are doing new things to their homes. We have had five homeowners come up before the Architectural Review Board. It's great to see that kind of activity here.

Old business: Sandy Landis gave an update on the palm tree trimming. Joe's Landcare came in and trimmed 176 HOA palm trees, at \$4,102. Fifty-eight of the resident's trees were trimmed at \$1,334. He is coming back in a few weeks for anyone that came in late. So, get on the list if you want your trees trimmed. The sign-up sheet is on the table in the clubhouse.

Landscaping: Bobbi Wilkins reported that B.J. Bolling, Tom McCoin and Bobbi got together about the landscaping in front of the clubhouse. Their idea is to tear all the old scruffy bushes out and then decide what to put in as to new landscaping. Of course the palm trees stay. Tom is supposed to get back with us on a price. We may decide to put stone or mulch in. Don Landis came up with a creative suggestion to cover the cost of removing the old landscaping from the front. He said as it had been dry and the lawns weren't growing very fast, perhaps the little over \$1900 we pay to have the grass mowed could be put toward removing the landscaping instead for this week. Most agreed that was a good idea. Sandy Landis said Charlies also owes us some labor from mulch that he never put down last year. Ford Cook made some guesses as to how much work removing the landscaping would take. Bobbi also commented that he would need to bring a front loader and haul away the debris. The suggestion to have volunteers cut down the old shrubs was quickly dismissed, because the plants need to come out roots and all. Ford Cook moved that in lieu of one lawn cut next week, that Charlies clean out the front landscaping as discussed, with Don Landis making the call to arrange it. Bobbi seconded the motion. Motion passed.

Fred Sterling, on the subject of landscaping ideas, suggested that we investigate putting the rubber mulch down if mulch is needed as part of the final landscaping plan. Regular mulch lasts for perhaps a year and then needs to be replaced with more materials and labor expense. The rubber mulch is initially more expensive, but lasts a long time, it doesn't stick together and it doesn't draw bugs. Charlies may be able to buy it in bulk to minimize the cost. Bobbi Wilkins said they also had discussed using river rock or lava rock.

Social committee: Bobbi Wilkins reported the following:

- Friday, May 6. The GEO will be at Applebee's at 1 p.m. (Gals Eating Out)

- Tuesday, May 10. The Ladies Tea is at 1 p.m.
- Thursday, May 26. The May board meeting is at 6:30 p.m.
- Monday, May 30. A Memorial Day Picnic is at 1 p.m. Hamburgers and brats furnished by the clubhouse. Bring your own table service and drinks and a dish to share.

Rhonda Smits commended the social committee for the wonderful gathering which was pulled together very quickly on the death of Howard Upthegrove, a member of this community.

Compliance: Rosalie Stinson went out to look at the neighborhood on April 24. She sent three letters out for noncompliance issues. However, not all issues have been addressed from last month. They know who they are.

Architectural Review Board: Fred Sterling again said we have had five ARBs just recently. He wants to thank everyone on the committee and those who substituted for those who could not make it for their efforts. It benefits everyone in the community if people are doing good things to their property.

Membership committee: The Benton house is coming to 10<sup>th</sup> Ave. on Tuesday, May 3. Joe Cirillo was tasked with making sure the foundation is properly prepped for the manufactured house. Bobbi Wilkins asked the Benton's if the foundation was going to be put in the week before and was told no it would be done when they got here.

Website: Rhonda Smits had nothing to report.

Clubhouse committee: Bobbi Wilkins called Don Landis to report on the pond, sprinklers, pool. On the pond and sprinklers, which includes the irrigation pump, a main breaker went out on the pump and that is now repaired. FPL had to come out and pull the switch and the meter so we could determine the extent of the damage. The cost was nominal, but we do not have final costs yet on that repair. It took FPL four days to get it inspected and get the power back on. Some new people are watering new landscaping and so the pump will have heavy use for a little while. There were no comments.

On the front entrance, money was approved to automate the watering of the front. All the parts are purchased. Don had an assembly on the table so we could all see. He explained it is a programmable controller for that system so watering can be scheduled. The batteries in it last a year. It does not need any electrical connection. There will be a way to draw water out in case spot watering needs to be done. The existing manual valve will be replaced with this electric valve. This assembly sets above the ground. There was a brief discussion about the joining method to the existing pipe. The project is coming in under budget at about \$1200.

The grass replacement in the front is complete and you'll see watering up there. There were a couple new sprinkler heads added to the front.

On the pool, Don explained that the ladders fold up whenever we need them out of the pool and there are hinges that fold up. The hinges by electrical code have to have grounding straps around them to maintain the integrity of the grounding system. You don't want anyone to get hurt. So these wire straps over time have been bent/stressed many times and drenched with chlorine water and ended up fraying and breaking in that harsh environment. William Ward put the straps on the ladders when the pool cover was installed. He also did some of the electrical grounding work. His price to replace these grounding straps is \$445. Sandy Landis said we run the risk of a pool inspector coming out and citing us for not having these on.

On the proposal to repair the ladders on the pool, Ford Cook moved to make the repair and was seconded by Bobbi Wilkins. Motion passed.

Ford Cook asked if anyone is worried about a pool inspector requiring us to have a swing chair at the pool. Rhonda Smits says this issue was brought up years ago and discussed and researched thoroughly. Turns out since we are a private club, state rules do not require us to have a swing chair. We are not open to the public.

In further pool updates, Mike Childs has been replacing some tiles and repair work on the steps has seemed to help with losing water. Mike continues to work the pool tiles issue.

Sunshine committee: MaryAnn Eastlake was not in attendance but Rhonda Smits had the report. In March there were two sympathy cards sent and five get well cards sent. In April there were two sympathy cards sent and nine get well cards sent.

#### New business

Office computers: Sandy Landis reports they have been having issues with the office computers. The one the secretary mostly uses had a virus and there was also a registry problem. ICS took the computer to its shop, wiped the hard drive, but could not get the operating system to reload properly. They suggested we get a new one and with software cost, total charge would be about \$1100. They are not being responsive to our calls and questions. So, it had been suggested that we go to Dell to replace the computer. There are two options at Dell with System 7 professional (we do not want Windows 10) for \$429.99, with a 1 year warranty. Shipping from Dell is free. We will now use Norton virus protection which we already own. We can buy MS Office from Best Buy for \$149 per copy, one for each machine. We determined we do not want the \$9.99/month subscription option from Microsoft to use MS Office. At this point we still owe ICS \$290 for the two service calls but we have not been billed. The deal with Dell does not include an onsite warranty. A secondary hard drive was discussed, but it was determined that we don't need one because we back up to thumb drives. Sandy also said that right now people working on behalf of the HOA have their own computers, but what if someone comes in who does not. We need to have them. She also pointed out that the monthly fee for our new modem/router has been waived by CenturyLink because we paid rent for so many years. Ford Cook moved that Sandy Landis be authorized to buy the Dell computer described above, with the office products from Best Buy as well as a \$150 UPS (uninterrupted power supply to protect the computer) for backup power. Budget is not to exceed \$1000. The motion was seconded by Bobbi Wilkins. Motion passed.

Rhonda Smits signed up to speak at the meeting regarding the long tables used in the clubhouse. A number of years ago (September of 2007), the board approved the purchase of 10 new tables for the clubhouse. The tables were never purchased. The existing tables are very heavy and the ladies on the social committee cannot move them without help from the men. Rhonda is proposing that we purchase 20 fiberglass, lightweight tables of the same size. Sam's Club has them, four to a pack for \$426.98. This price includes shipping. For 20 tables, the total before tax is \$2,130. She also looked at Office Depot but they were more expensive. Rhonda also volunteered to sell 20 of the old tables through the WOKC Country Store, the Okeechobee News and Craig's List. If she cannot sell them, she wants permission to have a charity come and get them. We would be left with about eight of the old, heavy tables as spares. Rhonda also proposes that the money be taken out of the social checking balance. Ford Cook moved that we purchase the suggested 20

tables at \$2,130 plus tax, delivered. Diane Timmons seconded the motion. Motion passed. Bobby Wilkins was asked to order the tables from Sam's Club using her membership.

Diane Timmons suggested we thank Bobbi Wilkins for updating the list of homeowners which was available on one of the tables.

At 7:20 p.m. a motion to adjourn was made by Ford Cook, seconded by Sandy Landis. Motion passed.

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Submitted by Diane Timmons, Secretary

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Approved: