

PALM VILLAGE RANCH Board of Directors meeting

August 25, 2016

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

Sandy called for a motion to dispense with the reading and the approval of the July 28, 2016 meeting minutes. Bobbi Wilkins moved to approve the minutes. Rosalie seconded. Motion passed.

Treasurer Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,095.99 in the Money Market account which is the reserves, \$78,057.03 in the operating checking, \$100 in petty cash and \$4,547.05 in social checking, totaling \$301,800.07.

Sandy: Wants to thank B.J. for replacing the rug in our clubhouse entry. It looks very nice. Don't forget the clubhouse will be closed the afternoon/night of Aug. 29 and all day Aug. 30 for elections.

Sandy: Last month we decided to table the discussion of the palm trees until October. But, the palm trees around the clubhouse are dropping yellow trash into the AC units and into the rocks, and the tree by the pool area is dropping stuff into the pool and it doesn't help the drains. Is it worth it to do all the trees again or should we just trim around the clubhouse. They were just done last April. It would involve someone calling everyone out of town to see if they want their trees trimmed. One of the contractors said he needs at least 50 trees to make it worth the trip out. We can instruct whoever comes out that they need to do a certain kind of trim. Discussion followed.

Don Landis: He agrees that the trees are dropping all kinds of trash and something needs to be done. Usually when the tree trimmers come out, people will come and ask them to trim their trees.

Bobbi Wilkins: We cannot trim this weekend because we have a possible storm coming. Although, if a company comes in, they would take away the trash.

Rosalie Stinson says when people are called about their trees, the usual response is "no the tree does not need a trim."

Sandy: Bobbi Wilkins moved that we go ahead and have the HOA trees trimmed ONLY in the clubhouse/pool/shuffleboard area. Seconded by Rosalie. Don and BJ Bolling also agree that we should only trim around the clubhouse area. Motion passed.

Social committee: Bobbie Wilkins

- Friday, Sept. 2: GEO at Crossroads Restaurant, at 1 p.m.
- Monday, Sept. 5: Labor Day picnic at 1 p.m. Burgers and brats furnished by the clubhouse.
- Tuesday, Sept. 13: Ladies tea at 1 p.m. enjoy tea and a light lunch.
- Saturday, Sept. 24: Pot luck dinner at 6 p.m., hostesses Kim and Lynda.
- Thursday, Sept. 29: BOD of Directors meeting at 6:30 p.m.

Compliance report: Rosalie with Jerry Bolling went out on Saturday, Aug. 20. They left two notices on doors; weeds and mold on a rooftop. She sent out four letters; three were for weeds and one for mold on the house. They also went out on Aug. 24 to inspect street lights; two lights were out on the same street.

Architectural Review Board (ARB): There have been no applications.

Three lots have been sold (previously owned by Jarriel) to Billy Raye and Bobbi Joe Pelfrey. BJ Bolling sold her rental house. The home sold and closed that was owned by Wells Fargo (foreclosure of Terry Farnham's house) along with an additional two lots purchased by the same people. And there is another contract pending, which is supposed to close on Aug. 30.

Website: Nothing to report

Clubhouse and common areas: Don Landis reporting for Bobbi Wilkins.

Pond and sprinklers: new clock has been installed and is working and will give us more versatility. Plans to put new flags up in time for the election. The old flags are faded and one is torn. Pool: working on the level control; problems having to do with the rain. Lawn: Charlies has been notified to cut two lots next to the clubhouse early on the morning of the election. Weed control: the south ditch had been cleared of brush and then we hired a piece of equipment to come through there to clear it so we could drive a cart down there. Since then it has been sprayed twice. So, we are waiting to see how much of the weeds die off and we will spray again. Hurricane prep: last year we got all the clubhouse shutters together and created a map on the shutters and a list of procedures. David Upthegrove has volunteered to help, but we need more volunteers if we need to put up the shutters for a hurricane. When the shutters are up, it is VERY dark in here if the power goes out. Does anyone use the clubhouse as a shelter? Is that allowed? Some people with delicate houses may want to come up here if there is a hurricane.

From the audience: Yes, during 2004, people did come to the clubhouse, but they had to bring in your own light and provisions.

Don asks: Should we perhaps get a small generator?

Bobbi: in an emergency shelter, you are responsible for your yourself and all your own needs, including light. The same would go for anyone coming here to the clubhouse during a storm.

Audience: The back door that comes in by the pool is really giving people problems with the key not working. Sandy also had one person with an issue with the pool key; can get in but not out.

Don: It would be very simple to get some power with a small generator for emergency purposes. It's configured on an outside wall and would be simple to do. That would be up to the board.

From the audience: What does the pool guy do when he comes? He has to vacuum if there is debris, walks around the rails to see if it needs cleaning, adds powder to clean the filters, then adds new level of chlorine and some other chemical. He comes a couple times a week. The pool guy came in at 6:29 a.m. and he only stayed about three minutes. What could he do in that amount of time? How could he even check the chemicals in that amount of time. Nevertheless, the pool looks good. We pay \$360 a month for this service. Don can call him to see if they are doing it right. From the audience: There was also a comment on

the lounge chairs that are around the pool. We are not tipping them on their sides anymore because of damage, but we are seeing black mold on the bottom, from the humidity.

Linda Bass: Who is responsible for the fire ants?

Sandy: If it is in your yard, it is your responsibility. Do you have little bushes along the front of your house? If so, they really like those bushes.

Sunshine committee, Marylyn Yoder: Two get well, one sympathy cards were sent in both July and August.

Sandy Landis: It was proposed that we update the current rules on our books with what the board has passed that changes or adds to them. Linda Bass and Michelle Baldwin and Bobbi Wilkins worked on this with Sandy. Palm Village Ranch common area policies and miscellaneous regulations can be found on the website at <http://palmvillageranch.com/index.php/rules-and-covenants>.

Some examples of the changes follow: In the old rule, the pool opened at 8 a.m., now it opens at 10 a.m. and closes at dusk. There is no longer a solar blanket on the pool; it has been changed to a cover.

We don't want to have food out by the pool. But non-glass drink containers are allowed. Food will draw ants, but it is sprayed every other month.

Smoking has only been allowed in the SE corner of the pool. However, people bring the ash trays over to the tables and dump their butts out in the bushes. Comments came from Ford Cook who thinks we should totally eliminate smoking in the pool area. We all agree, so from now on smoke out on the bench in front of the clubhouse. We are taking the ashtrays away completely.

There are no rollerblades, skateboards, etc. on the pool deck or the shuffleboard court.

Clubhouse rental deposit has gone up: Rental is \$50, but a \$200 damage/cleaning deposit was added. The \$200 will be returned if the clubhouse is left in a clean and undamaged condition.

LAKE: The association is now maintaining the reeds along the edge of the lake. Do not throw any waste into the lake.

Sprinkler system: rules have been set according to the SFWMD directive. Wednesday for odd numbered homes and Thursday for even numbered home addresses. Specific times apply which were covered in last months minutes.

Make sure your address is visible on your light pole, so emergency and delivery vehicles can see it.

MISC: Do not pour concrete anywhere in the community but not in the sewers especially.

VEHICLE PARKING: No sleeping in the RV while your visitors are here.

TRASHCANS: Can be put out only 24 hours ahead of pickup.

SIGNS: The only signs approved for placement on your property are real estate signs. Any other sign needs board approval before it goes up.

Three new provisions were added (numbers taken from the actual wording in the updated rules document):

22. There must be someone 55+ physically present in the home whenever it is occupied unless it meets the exceptions stated in Section 9.21 of the Declaration of Covenants and Restrictions.

23. If the electrical pedestals that services each lot requires any repair, replacement, or alteration, the cost of such repair, replacement, or alteration is the sole responsibility of the lot owner(s).

24. All golf carts should have the owner's lot number predominately marked on the vehicle.

Anyone residing here in this community needs someone 55 years of age or older in residence in the home when it is occupied, with only two exceptions (if the spouse passed away, or the property was bequeathed through a will).

Verna Fredericks: what if there was a divorce or a separation? No. Only death.

SCHEDULED FINES: We have to give someone 15 days' notice to take care of the problem before we can levy a fine or suspend privileges. They can appeal before a three-person appeals board (not related to anyone on the board and not related to the person appealing). The appeals board will decide if the fine is justified. According to the Schedule of Fines, "each day during which the violation continues will be deemed a separate offense." Each day the fine will be imposed again until fixed.

FINES: Only one fine was added to the schedule regarding Article 9.21, "Housing for older persons (55+ and over)" \$25 to \$50 per day.

Sandy Landis: In light of some of the changes above, we need our pool sign changed. The Sign Guy can do it for \$165. Changes needed are the hours, no food in pool or on pool deck, and no smoking.

Bobbi Wilkins moved that we approve the changes to the rules/fines and get the sign changed. Seconded by Rosalie Stinson. No discussion. Motion passed.

Rosalie Stinson: In the event of a streetlight outage, Rosalie wants to just send a letter or card within 30 days, with no list of electricians included. They are all adults and over 55 and can find their own means of repairing the light. We cannot recommend or we will be held responsible for a bad job. It may be an issue if people are traveling and don't have mail service, and we don't have email for all the members.

Don: In the event of a hurricane, who triggers when the shutters go up on the clubhouse? Discussion followed. Everything regarding installation is in the men's bathroom along with a diagram and a toolbox.

Bobbi Wilkins moves that Fred Sterling, as president of the association, will make the call as to when the shutters will be put up on the clubhouse and get the committee together. Rosalie seconds. Motion passed.

Sandy Landis: Two people are going off the board in January 2017. We need new people to serve.

At 7:23 p.m. a motion to adjourn was made by Bobbi Wilkins, seconded by Diane Timmons. Motion passed.

_____ Submitted by Diane Timmons, Secretary

_____ Approved: