

PALM VILLAGE RANCH Board of Directors meeting

June 30, 2016

Fred Sterling called the meeting to order at 6:32 p.m. Secretary Diane Timmons called the roll and those present included Rosalie Stinson, Bobbi Wilkins, Sandy Landis, Fred Sterling, Verna Fredericks, Diane Timmons and Ford Cook.

Bobbi Wilkins moved to dispense with the reading and approval of the May 26, 2016 minutes with a second by Ford Cook. Motion passed.

Treasurer Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,075.08 in the Money Market account which is the reserves, \$65,898.07 in the operating checking, \$100 in petty cash and \$4,662.43 in social checking, totaling \$289,735.58. Bobbi Wilkins moved to approve the treasurer's report with a second by Ford Cook. Motion passed.

President's comments: It has been really quiet. Fred complimented B.J. Bolling on the new curbing and sod at the front of and around the clubhouse. It makes the place look so much cleaner. Thanks also to Don Landis on the sprinklers and electric. Everyone on the board joined in on enthusiastically approving both statements.

B.J.'s report on landscaping: All the old bushes are gone. Now we can dispose of some of the Christmas decorations that formerly were strung on the bushes. She is getting some positive, some negative comments.

Sandy Landis reported on insurance. Last month she had questioned what equipment our insurance covers, so she followed it up with a call to our carrier. What we have now insured as our equipment under the category tools and equipment is: 1983 golf cart for \$3500, two light poles for \$3500 each, and a sign with a bulletin board for \$2000. Ford Cook asked what about the pool? Are we covered if somebody falls coming out of the fish house? The answer is yes, we are covered. Sandy asked if anyone wants coverage changed. Discussion followed about the golf cart and what it would cost to replace it. Sandy also reported she has been asked if we should put our office computers on the insurance policy. Everyone agreed all office equipment, including the computers, should be insured. Sandy said she would double-check with the insurance carrier and if not covered would get the office equipment covered.

Social committee. Bobbi Wilkins reported the following:

- Friday, July 1. The GEO will be at Brown Cow Eatery at 1 p.m. (Gals Eating Out)
- Monday, July 4. The 4th of July picnic, hosted by Perky and B.J. starts at 1 p.m.
- Tuesday, July 12. The Ladies Tea is at 1 p.m. hosted by Rhonda Smits and B.J.
- Saturday, July 23. A Pot Luck hosted by Rhonda Smits and Sandy is at 6 p.m.
- Thursday, July 28. Board of Directors meeting at 6:30 p.m. All owners are welcome.

Rosalie Stinson gave the compliance report: Jerry Bolling and Rosalie went out on Saturday, June 25, and only found two properties which were non-compliant. Jerry himself went out after dark and found six lights out and two blinking. Also, regarding the property at 4330 SW 12th Way she spoke with Century 21 and they do not have a price and have no idea when they will have a price, but someone is working on the property.

From the audience: How are those properties not in compliance? On one a tree was covering the front light. On another weeds are in the driveway and in the flowerbed. It was also noted that when a homeowner has a large pile of debris from yardwork, it sometimes takes a call to Waste Management to get that pile picked up. Because the regular Monday pickup is not equipped for such a large amount.

Fred Sterling reported on ARB: Bill Poe made application to place a 10' by 20' shed on his property. It was approved. Woody and Rhonda Smits made application to install a standby generator and propane tank on their property. It was approved.

Membership committee: Sandy Landis reports nothing new since last report.

Website: Rhonda Smits had nothing to report on the website.

Clubhouse: Bobbi Wilkins had nothing new to report.

Don Landis reported on pond and sprinklers, front entrance, pool, lawn and weed control. He will turn off the pump and sprinklers for a while because we have had plenty of rain even for the new sod. He will monitor rainfall. He reported the automation of the irrigation system on the front entrance is complete. On the pool, there were a couple of broken fence sections, and he tried to order new but it was unavailable. So he did the repair himself. The pool cover enclosure lid blew off during a spring storm and broke the fence sections. He has put some aluminum straps across so it won't blow off again. On the lawn, we have had some complaints which Sandy will discuss. We have had some complaints about Charlies Lawn Service again, but those homeowners don't seem to be here at the meeting.

On weed control, the weeds have been sprayed on the roadways by Don Landis.

We also have had some complaints about some vacant lots that have "Florida Snow" on them, a little pinkish/white flower that will choke off the grass if it spreads through mowing and such. Don called Highland to get some estimates for spraying. It is a complicated process and Don cannot do it. We have two kinds of grasses here, Bahia and Floratam, with different chemicals for each. Highland has something that works, but it costs \$150/\$165 an acre (with ant control), if they spray. At that price we have about seven lots per acre. Quarterly treatment would be \$983 without ant control, and \$1,081 with ant control. It is Don's opinion that we should not use the ant control, because they will just migrate to the next lot. Ford Cook asked if these vacant lots belong to the HOA or are they privately owned? Don replied there are about 57 privately owned lots. We spray our own yards so it is not going to migrate in to my yard. My personal recommendation is that we not do anything. The board agreed. The audience agreed. Homeowners have responsibility for their own lots even though they are not here. The HOA already has the common areas sprayed for all pests. Ford Cook's opinion is that it would take a special assessment to do everyone's property and made a motion that we do not do any spraying for this problem, with a second by Bobbi Wilkins. Motion passed.

Sunshine committee: Mary Ann Eastlack sent out two sympathy cards. Names will not be published for security/privacy purposes.

New business: Sandy Landis reports in the last month two individuals have approached her who wanted to mow their own lawn or hire their own contractor. Ford asks, are those two individuals here tonight? Answer, no. Her reply to the homeowners question was, you are not allowed to hire a contractor, you can mow it yourself (on the same day Charlies comes), but you still need to pay the full homeowners dues. Unsure if she

could back that statement up, Sandy had to go clear back to 2008 to see if a vote was ever taken on the issue. In 2008, lawn maintenance was a separate line item in the dues. It has since been changed and mowing is no longer a separate line item, so everyone is sharing in the common area maintenance. Several things were considered and votes were taken, decisions were postponed. A pencil tabulation was shown where Option 1 had more votes (the option that said essentially what Sandy said in the first place), but the minutes from the time never seem to resolve the issue with a vote (and neither did the tapes of the meetings). Sandy is asking the board tonight what she should tell individuals when they ask this question? From the audience: Historically discussions about the mowing have been very rough. The bookkeeping at the time was a nightmare. Charlies did not want to bill each person individually. Having different contractors come in would mean noise at all different times. Ford Cook's thoughts are that people who buy currently are told they need to use Charlies. We also do not want the situation where a homeowner has an emergency and their lawn goes unmowed. There are also per-day fines for a yard that becomes unkept looking. Only two homeowners are now grandfathered in to the old way, and when they sell the new owner must use our lawn maintenance. If a homeowner is currently mowing their own lawn, but has to go away, Charlies will go on their property and mow the lawn or the owner will get fined. Ford Cook moved that we leave the lawn mowing issue as Sandy stated it above and no new approvals for cutting your own grass will be entertained. Seconded by Diane Timmons. Motion passed.

From the audience, Ms. Benton whose house is still under construction on Lots 120 and 121: The backyard is now complete and is fenced. Charlies has now been authorized to cut their lawn and do the trimming. The issue is how to have Charlies string trim/edge at the bottom of the fence without it taking off the finish. They are probably trying to stay 3 inches from the fence, but it looks bad. The county says the homeowner must have sod up to the skirting, but after the county signs off, the owner can change that. Sandy says a lot of people have laid stones next to the skirting as a barrier. Or you can use a weed killer just under the fence. The homeowner stated they will address this more specifically after they are residents, perhaps with a letter holding Charlies harmless for damage to the fence. Don Landis will talk to Charlies about caring for this property according to the above discussion. Historically we have relatively few problems with Charlies' crews and the job he does and we appreciate that.

Our plat map shows us as a "Mobile Home subdivision." We strongly object to that wording.

Don Landis suggested that there is a spigot on the clubhouse front lawn that perhaps should be hidden with a nice white PVC bench for \$134 at Home Depot. Discussion followed. There is \$700 left over from the money voted to be allowed for the new landscaping. Ford Cook moved that we purchase the above described bench for \$134 to be purchased with the landscaping money. Seconded by Fred Sterling. Motion passed.

Don Landis called our attention to some bricks over by the front doors. Some 60 bricks were taken out of the old landscaping and saved. Discussion followed. Ford Cook moved that we use those concrete blocks to protect the north bank near the weir. All agreed.

Don Landis said the trailer that belongs to the association is broken at the tongue and needs to be fixed.

Also, the light pole photo cells are blinking and going out. It has happened to six of them. Don says he has a fix for that. He slits a piece of irrigation hose about an inch long and puts it over the eye, which creates a little shadow over the eye, and this seems to correct the problem. It seems the photo cell was seeing the light from the globe and would turn it back off. These are brand new photo cells. He contacted the factory

which said they never heard of this before, but would be happy to send us six new ones. Rosalie got a call from a homeowner that says his light comes on, but very late.

There was discussion of the new curbing out front of the clubhouse that is being protected by the orange cones. Bobbi Wilkins is wondering when we can remove them also saying we need more of the white stones that are drilled into the asphalt right where the curbing starts. Don thinks after a time, the curbing will be strong enough to handle the tires that get too close.

Don Landis brought up that there is an old, faded nativity scene in the tool shed and is asking if anyone wants it or should we dispose of it. It was decided to dispose of it perhaps by recycling.

It was also decided to get some photos of a lot that FPL trucks cut all up and Ford offered to take them to FPL and complain. The homeowner next door had trouble with their electric service.

At 7:36 p.m. a motion to adjourn was made by Ford Cook, seconded by Sandy Landis. Motion passed.

Submitted by Diane Timmons, Secretary

Approved: