

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES
Thursday, January 30, 2014

The Annual Membership Meeting was called to order at 6:38 p.m. by President Sheryl Wells. She then introduced each candidate running for election and asked that they give a brief summary of their background and reasons for wanting to serve on the Board. Carl Fritz, Sandy Landis, Dave Lucas, and Bobbi Wilkins each spoke briefly.

Carl Fritz stated he and Mary had lived in Palm Village for 9 years. He was a mechanical engineer and retired in 2000. He thought that instead of complaining, he would jump into it. He served on the first Board (2 terms). He likes to get things done. He also wants to keep things the way they are. Palm Village is a nice park, and he wants to keep it that way.

Sandy Landis mentioned she is the current secretary. That she has been president of a regional Paralegal Association and of the Paralegal Alumni Board at her college. She has worked approximately 20-21 years as a paralegal for the city attorney, prosecutor, and risk manager for the City of Lenexa (in Kansas). She hoped that during her term as secretary she was able to keep everyone informed as to the business conducted at the meetings. She will strive to answer any questions; and if she doesn't know the answer, she will find out and get back to the person.

Dave Lucas has lived in Palm Village since 2000. He felt that the Association was running out of people, and he thinks everyone should take a try at serving. He question some residents reasoning – "if they feel there is that much wrong, why do they live here". Dave wants to help.

Bobbi Wilkins stated she and Tom have lived in Palm Village 8 years and owns two homes in the park. She has experience from babysitting to management. She is a team player and willing to help whenever needed.

President Wells then asked for roll call. The Board members present were: Sheryl Wells, Dave Berglund, Jerry Slafsky, Sue Solloway, Fred Sterling, and Sandy Landis. Walter Bell was absent.

Sheryl Wells asked to dispense with the reading and the approval of the minutes of the Annual Meeting of January 31, 2013. Fred Sterling made the motion, and it was seconded by Sue Solloway. Motion passed by unanimous vote.

Sandy Landis explained how the voting process would be handled. She asked that you mark your ballots after the nominations from the floor, if there are any. If you were designated as a proxyholder and the person already voted their proxy ballot, it was turned in once you arrived. If the person did not vote their proxy and asked their proxyholder to do so, it will be in your envelope. Please make sure you mark you ballot clearly so that the judges will know exactly what vote you are placing. Once marked, place the ballot back in the envelope and hold it up. One of the election judges will come around and pick it up. Please do not leave until the votes have been counted, as we need to assure we maintain a quorum for the vote to count.

Sandy Landis stated that the recent Florida Statutes provide that if an Association allows for nominations prior to the night of the meeting (which we do by the declaration of candidates by the end of November), the Association does not have to allow for nominations the night of the meeting. By allowing nominations the night of the meeting, it is a disadvantage to those voting by proxy as they do not have the ability to consider those individuals.

Jerry Slafsky indicated it was his personal opinion that the Association allows enough time to run for the Board and doesn't think we need to have nominations.

Gary Adkins asked what would happen if no one declared their candidacy ahead of time. It was suggested that if the Board adopted the "no nominations from the floor rule", that rule could be waived in those instances.

Jerry Slafsky made a motion that the Board not allow for nominations for this election. It was seconded by Fred Sterling. Motion passed by unanimous vote.

Sue Solloway gave the monthly Treasurer's Report and explained the entries. There is only \$20,000 yet to be collected for the six-month dues. All bills have been paid and everything balances. There were no questions.

President Wells mentioned that she had asked Dave Berglund to give a summary of the projects completed this year which he will do later in the meeting.

Sheryl told those in attendance that she had resigned her position as of the end of the Annual Meeting. She shared her reasons which were hard to make and which she had given a lot of thought. She felt her responsibilities outside of her Board position were such that made it difficult to give the kind of attention she felt the Association needed. She received a standing applause.

Mike Childs reported on the clubhouse gable project. This project would repair the east, west, and front gables. He had two quotes, one from Ted Construction and the other from Big Lake. Originally, Ted Construction had given him another quote; but when a description of the work to be done was received, it was not exactly what the Association was wanting done. Therefore, his revised quote was increased from the original. The Board had previously awarded the work to Ted Construction. In light of the new information Dave Berglund made a motion to void the previous bid award for Ted Construction and award the project to Big Lake Roofing in the amount of \$2,490. The motion was seconded by Fred Sterling. The motion passed by unanimous vote.

Bobbi Wilkins gave the Social Committee report as follows:

- The garage sale will be Saturday, February 1, with a preview for the residents on Friday evening 4 to 6 p.m. Please return your borrowed tables by 3:00 p.m. on Saturday.
- Euchre will be on the 5th and the 19th due to the Fashion Show.
- Girls Eating Out (GEO) will be on the 7th at Pueblo Viejo at 1:00. Meet at the clubhouse at 12:30 or let Bobbi know so she can make the proper reservations.
- The Fashion Show will be on the 13th. Doors open at 11:00 and lunch at 12:00.
- A soup and salad pot luck will be on the 22nd at 6:00 p.m.
- The next Board of Directors meeting will be on the 27th at 6:30 p.m.
- Pig Roast is scheduled for March 8. Tickets are \$12.00 each. Please hurry, tickets are going fast, and there will be entertainment before and after the meal.
- Our next Ladies Tea won't be until March 11.
- Craft Show on March 12. Please let Myra know if you are interested in displaying your crafts.

Architectural Review Board: Nothing to report.

Membership: Sandy Landis reported that the sale of the Waldrup property had fallen through. However, she has interviewed buyers for the Handy property. Additionally, the Association has been informed that there is a buyer for Lot 86.

Pond and Sprinklers: Don Landis had nothing to report.

Clubhouse and Pool: Dave Berglund announced that the new pool cover should be installed next week. The electrician has been out to make ready for the cover. Abner will be willing to help with preparing procedures for testing the water. Need volunteers to help with that part. Abner found litmus paper which can be placed in the water and will turn color depending on the condition of the chemicals.

Lawn: Dave Lucas had nothing to report.

Weeds: Ed Cassetty had nothing to report.

Sunshine Committee: Mary Fritz sent 3 get well cards and 4 sympathy cards over the last month.

Rhonda Smits reported on the election results as follows:

- We did have a quorum.
- The budget passed.
- As for the board members: Sandy Landis received 80 votes, Carl Fritz received 68, Bobbi Wilkins received 63, and Dave Lucas received 60. The new board members are Sandy Landis and Carl Fritz.

Norm Tillman thanked those responsible for getting the ditch cleaned out.

Dave Berglund gave a summary of the projects completed over the last year as follows:

- Pool Pump replaced.
- Garage sale.
- Windows in clubhouse and pool table room were repaired with the help of Ron Andres.
- Mike Childs had Florida Power & Light give the Association an evaluation and received \$1,500 credit on our billing in the process.
- Our street drains were checked with the help of Marty, Ron, and Carl.
- Golf cart parking lot was cleaned and sealed.
- Walter was instrumental in getting the entry walls painted.
- Don Landis worked on getting new rock at the front entrance.
- New flags were installed and poles repaired by Don and Dave Berglund.
- New step and railing was installed on the Fish Cleaning Station.
- A new 2 year contract was signed with Charlie's at the same price.
- New leaf blower and power washer was purchased.
- Mike Childs worked hard on power washing areas around the clubhouse.
- New pool filters and supports were installed.
- Solar Panel was repaired thanks to Abner noticing a leak.
- Replaced clubhouse guttering.
- New pool lounge chairs were acquired thanks to Mary Fritz
- New pool cover is arriving next week.
- Gater Pools is now doing the maintenance.

- Pool heater replaced.
- Widden Ditch was cleaned.
- Don Landis repaired and cleaned the light fixtures in the clubhouse.
- New doors on the pool side of the clubhouse were installed thanks to Mike Childs.
- New shutters were installed thanks to Mike Childs.
- Norm Tillman entered his airboat with the Palm Village banner at the boat parade.
- Don and Sandy hosted our New Year's Eve party.

A motion to adjourn was made by Jerry Slafsky and seconded by Sue Solloway. Meeting was adjourned at 7:30 p.m.

Prepared by Sandy Landis, Secretary

Approved: _____