

## PALM VILLAGE RANCH Board of Directors meeting

July 28, 2016

Fred Sterling called the meeting to order at 6:30 p.m. Bobby Wilkins called the roll and those present included Bobbi Wilkins, Sandy Landis, Fred Sterling, and Ford Cook.

Sandy Landis moved to dispense with the reading and approval of the June 30, 2016 minutes with a second by Ford Cook. Motion passed.

Treasurer Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,085 in the Money Market account which is the reserves, \$81,219 in the operating checking, \$100 in petty cash and \$4,572 in social checking, totaling \$304,977.76.

Fred Sterling president's report: We have sold some lots. We have prospective buyers for some other lots. We had no (Architectural Review Board) ARBs this month. The clubhouse will be closed Aug. 30, 2016 for the primary elections and November 8, 2016 for the general election. They start bring in the equipment about 1 p.m. the day before, so we cannot use the clubhouse at these times.

Ford Cook spoke on the continuing lawn issues. Sheryl Wells is here and would like to express her concerns before she needs to leave.

I am Sheryl Wells, 4280 SW 10<sup>th</sup> Way. I had noticed that the bank leading down to the pond behind my house, the Ousley pond as well as the ditch, had not been weed eaten in weeks or months. So, one day I was home for lunch, Tom was around my home so I stopped him and asked him about it. He indicated that someone, although he could not recall who, had told him that because that particular property is not ours, that he did not need to weed wack it anymore. I've lived here for fourteen years and am well aware that we do not own the bank. Ousley's property actually comes over to our property a few feet. However, Ousley barely maintains their own property, so they aren't going to cross the ditch or the pond to maintain our side. This is something that has been maintained for all fourteen years that I've been here and my concern is why would they have been told to stop doing it. And, since this not only affects me, but everyone on the north property, why was no one told of a policy change, so we could go purchase a weed wacker and do the work ourselves, to maintain a good appearance on the back side of the property. My other concern about Charlies is that he appears to have a much smaller crew, and it often takes them two days to do the mowing. I don't have a problem with that, however, just about every single day I come home from work, my lawn is mowed, it is edged, but it is never blown off. When they come back the next day, it is kind of hit or miss whether they blow off the grass from the sidewalks, and the street. I know that his contract was increased and I understand that it had been many years since he had an increase, but perhaps it should be suggested to him to do one street at a time completely, from edging, mowing and blowing. Instead of leaving it half [done] and forgetting where they left off. It's just a suggestion, and I know I'm not the only one with this opinion. I'd like an answer from the board on whether Tom was instructed not to weed wack that area.

Sandy interjected that he was not instructed to change any of that from his contracts in the past. He was not told not to do it.

Sheryl continued then that is a concern in and of itself.

Ford Cook commented that it was going to be addressed.

Sheryl asked, when this is addressed, could we ask that they do an entire street?

Ford asked, Don, are you going to address this? Have we talked about it?

Don Landis responded that, yes, he has it on the agenda. We will try to work it out and find out what has changed. But, the scope hasn't changed. But, we are going to address that his performance has dropped off. Tom is due to come in at 7 p.m.

Ford remarked he checked two other sources to get ideas on prices, and they are substantially higher. So, that is something again that all the homeowners need to understand that it would cost a lot more money. But we know who we've got in Charlies.

Sheryl said she is not suggesting we fire him, because he has done well over the years. Just wanted to make sure that his scope had not changed.

From the audience, the Widden ditch? Ford said that it is not ours, but belongs to the county.

Social committee. Bobbi Wilkins reported the following:

- Friday, Aug 5. The GEO will be at the airport restaurant, Landing Strip, at 12:30 p.m. (Gals Eating Out).
- Tuesday, Aug 9. The Ladies Tea is at 1 p.m. hosted by Jan and Michelle, bring your teacup.
- Saturday, Aug 20. A Soup/Salad and Dessert Pot Luck hosted by Peggy and Marilyn is at 6 p.m.
- Thursday, Aug 25. Board of Directors meeting at 6:30 p.m. All owners are welcome.
- Monday/Tuesday, Aug 29 and 30. Clubhouse closed due to elections. Gen election Nov. 7/8.
- Monday, Sept. 5. Labor Day Picnic at 1 p.m. The clubhouse supplies the meat, brats/burgers.

Sandy gave Rosalie Stinson's compliance report: they went out on July 23 and only found one violation which was for weeds. A note was left on the door. On July 25 they checked light poles and only found two lights out. They have both been fixed. Don Landis had a comment on the light poles. We have people who are not here who have trouble getting their light poles taken care of. Rosalie and Don decided to talk to Fredericks Electric at the last meeting about perhaps having a stock of parts on hand and then hire perhaps Fredericks to come out and find out what's wrong. He comes out to fix them for a flat rate, get the parts out of our supply and let us know who's pole it was. It could belong to the association. Fredericks said he needed \$25 per pole. It is unknown right now how many poles we would allow to be out before we call — he is suggesting a minimum of six poles before he comes out. That is \$150 for him to come out and make the repairs. The board needs to decide and I'll get back to him.

Ford Cook asked, regarding the pole in his yard, is he 100% responsible for that? Yes. So, why should the board play bill collector? Yes, it is nice to have parts available, but why should we be bill collectors when it is really the homeowners responsibility. I suggest we give them 10 days to repair the light pole and fine them if it is not fixed. Ford doesn't think we should be responsible for other than the association's poles.

From the audience: it is suggested that we maintain spare parts only for the association's poles. As a homeowner, I expect to be responsible for the maintenance of my light pole.

Don Landis says he doesn't care if lights are out, but if we take pride in our association, this was suggested as a way to maintain the consistency of the lights. It was just a suggestion.

Ford remarked, that Don has been available to fix these lights. Perhaps we want to hire a handyman, or turn to someone else in the neighborhood who can do electrical work. But, we would need agreement from the homeowner that we do not touch your light pole, until you agree to pay for the work.

B.J. said that in the past we have had parts here. She still thinks it is a good idea to have some parts on hand regardless of who is doing the fixing. And, we would bill them for the part price. That would provide some conformity as well. It's a good idea.

From the audience: When you give the homeowners the notice that there is an issue with the light, do you provide them with Fredericks' contact information? We are relatively new to the area and would have no idea who to call.

Fred said, perhaps we could make up a list of electrical contractors. It would be good to give them more than one name.

From the audience: What about the tree trimming? We contract to have the trees done.

Sandy said: We do the trees all at the same time so they look the same. But, an electrical contractor needs to be licensed and insured according to the covenants, however, volunteers do not need to be.

Subject was tabled and postponed until the next meeting.

Fred Sterling reported on ARB: nothing on ARB

Membership committee: We have heard there is a contract on the Farnham property, 4330 SW 12<sup>th</sup> Way. And, Kaiser, 4331 13<sup>th</sup> Ave., has a contract on it. B.J. Boling, 4321 SW 10<sup>th</sup> Way, also has a contract on her rental house.

Website: Rhonda Smits had nothing to report on the website. It is there and working.

Clubhouse: Bobbi Wilkins said Don Landis will make the report.

Don Landis reported: On the railroad ties. On the west side of the shuffleboard court, we stripped off the tops of the railroad ties to see if there is some way we could fill them in and salvage them, but it looks like it is a pretty big mess. We have taken some of it out and done stone work by the pool, which helped. Moving the railroad ties by the shuffleboard court and around those sprinkler control valves and putting

something in its place to hold the dirt and rocks in place, is something we need to do sooner or later. With that in mind, we have asked the people who did the work around the clubhouse to come out and give us an estimate to put some large stones there. We want a turnkey price to remove the old and put in new. I can get rid of the railroad ties. My philosophy is if we find somebody we like and the pricing is reasonable, to just go ahead, and not spend a lot of time getting estimates. Fred commented we do know the quality of their work. And Don says they are timely and this appears to be at the most two days' work.

How much does B.J. have in her budget? Sandy says, B.J. was authorized to spend \$5500 and she has spent \$5200 — \$300 is not going to be enough.

Ford suggests: Get the price from the guys we have used already. Then, Don, go online to Home Depot and look up the total linear feet of 6" x 6" of the yellow wood, with ground contact, so we have a price comparison. So, Ford said he will check himself. Then there would be labor to install to consider.

B.J. asks, are you talking about wood? Then we are left with the same problem we have now. If we get stones, they are going to last forever. B.J. thought they were giving us a good price.

Sandy says the price we have right now for the work is \$1400. So, Ford is asking if we just want to take the one price and do we have a contract yet? Sandy says no we do not have a contract yet. B.J. says we can get a contract and/or a written proposal.

Ford Cook moves that we take the first bid of \$1400 and have the work done. Motion seconded by Bobbi Wilkins. Motion passed.

Don says: Getting back to the agenda, on the pond and sprinklers. Right now the system is turned off and I think they should remain off for a while. Jerry called earlier to report one of the neighbors sprinklers were on at an inappropriate time. They don't check their clocks. The pump was on today because there are a few homeowners who have new sod, so we turn it on for an hour here and there. Depending on the forecast, we can probably go another week with the system off.

From the audience: Please explain. A few of us are asking what the practice is. We are finding our yards are dry and we don't want to wait another week. Some of us have plants and shrubs that look bad and the grass seems to be more resilient. It doesn't seem to be overly wet this year. Could we put it on one or two days a week?

Don says, what we are basing this on is how the grass is growing. We are trying to hit a balance.

Sandy says, if the system is on and everyone tries to water, then no one has any pressure. And, we have trouble with people who abuse the system and put their water on for four hours on the wrong day. It's a problem with people who aren't here and their timers are set to water for hours.

Sandy: To remind everyone, the odd-numbered houses, when the water is on, can water from 4 a.m. to 8 a.m., or 4 p.m. to 8 p.m. on Wednesday. Even numbered houses can water on Thursday. You can use it for ½ hour during those same times but only once. According to South Florida Water Management, there is to be no watering on Friday. Ford asks if we want to set a schedule for plant watering only?

Don remarks that may be a good idea. Don has ordered a clock (approved last month) that lets him program the water system in a little more sophisticated way than our capability right now. For example, we could make Saturday a day for plant watering, to come on for an hour or two.

Ford suggests we work around these homeowners who have timers set for certain days/times. Perhaps a Saturday or a Monday, where we turn it on just in the evening. Could we look at that Don? Sure.

Fred Sterling suggests this is a good idea. There are certain days we do not want such as Wednesday or Thursday. Ford suggests Monday evening from 6 to 8 p.m. during the summer ONLY. During the dry season, winter, it would go back to the normal schedule. This would be just for hoses and buckets.

Ford Cook moves that we set up hose/bucket watering for Mondays from 6 to 8 p.m. Fred says we have a motion and a second. Motion passed.

Fred Sterling acknowledges that Tom McCain from Charlies lawnmowing has arrived.

Ford Cook addresses Tom and says Sheryl explained her problem and asks Tom to explain what he is going to do.

Tom explained that he misunderstood and now know that he is expected to do that ditch.

Don says, that brings up a question, that we cannot expect Tom to cut clear down to the water's edge because it is too steep. But the weeds will grow up there pretty tall. Don says we have a tank with an electric pump to do some spraying.

So, Ford asks, what is the story on the Widden ditch and on this one? The south ditch to the fence line is considered ours.

Tom indicated it is hard to find help right now. We take care of the weed eating to the water's edge as part of this contract. Tom says this year has been unusual for grass, in that it is so high. We would have time to cut the lawns in one day, but we would not have time to blow it off. So, what I was thinking is that we could do half the park one day and then do the other half.

Ford says, that has been expressed, meaning edge, mow and blow off before you leave.

Don notes that we water on Wednesdays. Fred Sterling says the odd house numbers water on Wednesday, so if you do the odds on Tuesday and the evens on Wednesday. But that doesn't work very well, because you cannot skip yards very efficiently.

So, Tom has suggested doing common areas on Wednesdays, and do all the houses on Tuesdays, as an idea. He may have to try it to see what works. We tried another mower in here just mowing the empty lots, and that seemed to work.

From the audience: We have had two weeks in a row, where your guys haven't even trimmed and your blower guy is going down the street.

Tom says he has a new guy, an old guy, he is 52, but he is learning. And about the time we get them trained, they quit.

So, Tom's idea for right now is to do half one day and then half the next, but in four months, that isn't going to work. We hope to have more people trained by then.

Tom says, he is the only one who had ever mowed this park, and this grass has never grown this fast.

Linda Bass says they scalp around her trees, and there are places under bushes that they never touch

Fred Sterling says we are in July, that the City of Okeechobee is on its third mowing company. That everyone is having problems with help. It's hard to get people to work in the heat.

Sandy remarked, though, that everyone who comes into this park, makes application, or are visitors says this is the best maintained park they have seen. That has to be directed at Tom. His work has made this park look good. People who come in see that the grass looks nice, and it is due to Tom's efforts.

Tom says when residents put in those stepping stones, it takes a weed eater because there is no room for a mower. It takes extra effort to work with that. As this park grows and you get more houses, and this year there has been the most, we are going to need to use smaller mowers. We used to mow with a tractor.

From the audience: On the watering, why do we have to do it two days during the week?

Fred: Because SFWMD says when we can and cannot water. And no watering at all between 10 a.m. and 4 p.m. You cannot all water on one day, because of insufficient water pressure in the system.

Ford Cook: So, Tom what we all want to hear is that your crews are going to get better. We gave you a raise.

Tom says, I feel this park is my park because I've been here so long.

B.J. says we don't want to lose you.

Don asks, if it is a two-day schedule, is this just temporary, or is this what it is?

Ford says Tom used to have a 5-6 man crew and those guys would run through here and be gone by 3:30 p.m.

From the audience: So, Tom, are you going to try to get back to one day? Tom replies, yes. He prefers it because he is behind on everything.

Don says we have 13 months left on the contract with Tom, and in reviewing it, it does not have a lot of detail. Part of the complaints Don has been getting, probably has to do more with clarification. The subject of edging pavers comes up. When the pavers are not straight, it tears up Tom's equipment, and he is at a loss for what to do. I would not do it myself.

Tom says, we have to edge concrete. Concrete driveways. Don says we need some give and take here. If Tom is not edging, we need to ask why. If it is not doable, he cannot do it. Don says talk to him because he is the liaison.

Tom says no one has talked to him in a while, so he thought everything was good.

Sandy says people don't always talk to us. Ford says people will talk among themselves. Don says occasionally the skirting on these trailers will get damaged, and Tom is really good about fixing it. He probably fixes more than he should, and fixes things not his responsibility.

Tom says they did pick up a stone with the trimmer and it broke a glass door.

Tom says, my job is to leave you guys happy. Discussion followed about plantings, stepping stones, pavers and mulch that are hard to trim around. He drives around to see if everything has been done. Tom says with his son coming back to work for him, he hopes that will work out.

Tom says stepping stones, fences and sprinkler covers give them problems. Sprinkler covers on Joe Cerillo's property give them trouble.

The board thanked Tom very much for coming.

Town and Country's water pump is causing some bank erosion on Baldwin's property on 8<sup>th</sup> Way.

Pool: A new showerhead was installed by the pool. Chairs used to be put on their sides at night, but, they are getting damaged. We need to stop that even though it makes them easier to clean. Fred suggests using Magic Eraser on the tables to get stains off. But the next day it's stained again, perhaps from bags that are being dragged on the surfaces.

Ford Cook says he has been working on the Widden ditch. The county is probably not coming back for a while. Don said he will spray the weeds next month in the roadways.

Don is concerned about spraying the south ditch because there are cattle that stick their heads through the fence. Tom cleaned it before, but it is getting bad again. Ford says table it for right now.

Sunshine committee: Mary Ann Eastlake is not here. Marilyn Yoder says nothing to report

Sandy Landis on palm tree trimming: The trees look bad, with lots of seed pods on them. We trimmed in April — that is how fast they grow. The company in here cutting was not someone we hired, but rather a resident hired them. We got three prices; \$23, 25 and 35. The \$23 proposed did it the last two time; Joes Land Care.

Fred Sterling says that University of Florida says that a palm tree is supposed to be cut at 9 and 3 (on the clock) because that keeps the water flowing down the trunk. We also want the dead fronds and the seeds/berries cut off. When you cut it in a V, it shortens the life of the tree.

Sandy: Another company who had been doing the landscaping around here wants to charge \$25. My question is, do we trim this soon again? People would have to be called, and it takes time to get all the answers back. I need direction from the board as to what to do.

Fred suggests getting an estimate from Louie. Sandy says she cannot find any contact information for Louie.

Ford says it seems like an awfully short time frame from the last time. He thinks if we can let it go at least two more months closer to when winter people will be coming back, we should. Last time Bobbi and Sandy spent a couple days on the phone calling everyone and then billed them.

Don says, when you get pricing, make sure the company knows to trim the dead stuff off or it falls into the yards and get hit by the mowers.

Ford Cook suggested that we hold off on the palm tree trimming and bring it up in October's meeting.

Sandy goes on to report that she was asked to check up on what office equipment is included in our insurance. The insurance came back to say we have \$41,000 on contents. Sandy thinks that covers it adequately.

On updating the common area rules, we have several places in our rules that have been changed. For example, we voted on when to open the pool (10 a.m.), but originally it was 8 a.m. But we need to tweak what it really says. Is anyone available to help me go through and clean up how the rules are written and check these things for accuracy or perhaps better wording? We have two volunteers from the meeting.

From the audience: The men's toilets aren't flushing completely sometimes. The women's is fine. We may have to get a plumber in here. A member just went in and flushed them all, they seem fine. We think the problem occurred when the pool was being filled causing low water pressure.

Fred asked for any other comments or speakers.

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

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Submitted by Diane Timmons, Secretary

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Approved: