

ANNUAL MEMBERSHIP MEETING
PALM VILLAGE RANCH
HOMEOWNERS ASSOCIATION
January 29, 2015

President Sandy Landis called the meeting to order at 6:35 p.m. Secretary Bobbi Wilkins called roll with the following Board members present: Sandy Landis, Bobbi Wilkins, B. J. Bolling, Rhonda Smits, and Fred Sterling.

Bobbi Wilkins explained the election process. The Board did not receive any candidate resumes for the vacancies to the Board. Therefore, nominations from the floor will be accepted. If we have more than 2 nominated, you will need to mark your ballot, and any proxies you might be holding accordingly. If less than 2, whoever is nominated will be a new director. Also, do not forget to either “accept” or “reject” the budget on your ballot. Once you have marked your ballot and any proxies you might have, put them back in the envelope and a member of the election committee will pick them up. Please do not leave the meeting until after the election, as we must make sure we maintain a quorum.

Treasurer’s Report. B. J. Bolling reported that she had reinstated the \$20,000 emergency fund line item, that we have \$184,167 in reserves, \$32,174 in operating checking, and approximately \$40,000 in accounts receivable. We still have a few who have not paid their HOA fees, which should be coming in periodically.

Sandy thanked all the volunteers that helped throughout the last year. It is truly appreciated. Thanks to Jerry Slafsky who negotiated our insurance renewal. He was able to get our premium reduced due to a “non-loss” and found a duplicate in coverage that resulted in a savings of approximately \$300. We are paying less this year, than last, or \$6,968.

Secretary Bobbi Wilkins announced that we do have a quorum.

Sandy said she would entertain a motion to dispense with the reading and the approval of the January 30, 2014, minutes. Fred Sterling made a motion to accept the minutes as written, seconded by Rhonda Smits, and passed by unanimous vote.

Sandy reported that she had a request from our accountant which requires a membership vote. That request is to give her the option of filing our taxes in one of two ways. One is the normal HOA tax form; the other would allow us to utilize a different tax rate. The second method would apply if we sold property for \$20,000 or more for instance. This doesn’t mean she will file both ways; it only gives her the option to determine which would be best for the Association. Sandy asked for a show of hands. It was determined that the membership was in favor of allowing our accountant the option. Sandy will pass that along to our accountant.

The community has sold 8 lots and 10 homes over the past few months. We have new residents with us tonight, Leon and Sandy Stitt who purchased two lots next to Rosalie Stinson on 8th. Their home will be delivered on Monday between 12:00 and 1:30, so the roads may be blocked temporarily. You might plan your coming and going to avoid the delivery. We also have another couple who purchased the home at the end of 44th Blvd next to Ford Cook. Pat and George Brown could you please stand up.

Some of the projects that were completed over the past year include:

- Installation of a new Message Board.
- Mike Childs placed rock in back of the clubhouse, thank you, Mike.
- Shuffleboard courts have been resurfaced.
- New benches were constructed for the shuffleboard area.
- A new sign was installed near the shuffleboard courts.
- A large amount of concrete has been removed from the street drain on 11th Way. There is still more there; however, we need to wait until the water recedes to know for sure what we are dealing with.
- Thank you to Mike Childs for getting the gables taken care of, new shutters, and the back doors painted.
- The pond aerator has been installed and the clarity improves each month. Thanks to all those who worked on this project.
- New tanks have been installed in the pump house.
- Thank you Mary Fritz for getting additional chairs for our pool area.
- The Association had a total of 288 palm trees trimmed during the summer.

There is a signup sheet on the table for the committees. Please sign up if you are interested. If you don't sign up, we will assume that either you are unable or do not want to serve on a committee you had been on before.

Also there is a list of items which needs some attention, please sign up if you are interested in volunteering to help with any of the items.

As you are probably aware, we have had some issues with our pool cover. The roller was sagging causing the cover to rub on the concrete creating holes. The roller has been welded to keep it from sagging, and the holes have been patched. We have also had to replace the two chemical pumps.

B. J. Bolling reported that Mr. Kelly and Mr. Martin purchased 3 lots on 9th. She was contacted by them recently asking if the Board would be interested in their lots. It is B. J.'s understanding that either they will sign the lots over to the Association or they will stop paying dues and let it go to a lien. There is no money owed on the lots. B. J. would also like to ask that if we do accept the lots and we subsequently sell them, that any money we receive be placed in our roadway reserve. Fred Sterling made a motion to accept the donation, and it was seconded by B. J. Bolling. Motion passed by unanimous vote.

A question was asked about impact fees. There is a \$4,900 charge to OUA to hook up water and sewer and Fred stated the County had waived the impact fee this year.

Social Committee. Bobbi Wilkins reported to following:

- Euchre will be on the 4th and 25th of February because of the Fashion Show.
- February 12 is the Fashion Show. \$10.00 tickets, need donations for door prizes and flower pot auction items.
- GEO will be at Cowboys on February 6.
- Yard sale preview on February 6 between 4 p.m. and 6 p.m., with the sale open to the public on February 7.
- If you need a table sign up – pick them up between 2 – 3 on Thursday, and return them between 2 – 3 on Saturday.

- There will be NO Ladies Tea because of the Fashion Show.
- Next Board of Directors Meeting will be February 26 at 6:30 p.m.

Sandy then opened the floor to nominations for vacant director positions. Don Landis nominated Rosalie Stinson. There were no other nominations; nominations were closed; and Rosalie was welcomed as the new director.

Everyone was directed to mark their ballots for “accept” or “reject” on the budget and give them to one of the ladies moving around the hall.

Sandy announced that there had been a problem with the back entry door used by swimmers. The entire locking assembly was loose and could not be repaired. The cost to replace the assembly was \$912 which was approved after speaking with the members of the Board. We must keep the building secure and felt this was the least expensive way. The only other solution would have been to purchase a new door, locking assembly, and pay to have it all installed. It was felt that was the more expensive route.

A question about why we had Worker’s Compensation insurance was answered by stating it was because we have an individual who cleans our clubhouse on a monthly basis. We have carried this insurance for around 3 or 4 years.

Compliance Committee. Jerry Bolling reported that everything was looking good. Looks like everyone is working on their property.

Architectural Review Board. Sandy reported that we had reviewed two property requests. One for the Stitt’s and one for Gemme (who purchased the home on 10th Way).

Website. Rhonda indicated there was nothing new on the web. Mary Ann and Tom Blair would like to see someone in the office all day answering questions and for us to operate as a real estate office. Those questions have been answered.

Pond, Sprinklers, Lawn, etc. Don Landis again reminded everyone that he had calculated what we pay each week for lawn care (mowing, trimming, edging, and blowing off debris, gas, and use of their equipment) at \$5.10. Charlie’s tries to get through here quickly and keep our costs down. He has maintained the same price for several years; don’t know how much longer he will be able to do that.

As for use of the pond, we have received a comment about people walking on private property behind their home. There is a good 40’ of common area around the pond now that the cattails have been removed. Before, most of the pond was only accessible to those with boats or docks. Now it can be used by more residents. Remember your lot does not go all the way to the water. And, in many instances part of the seawall and all of the docks are actually on common area. If you do go through someone’s yard, ask first.

The front entrance sort of takes care of itself. Don’t forget about the volunteer signup sheets. Don has also asked a small company (some of the residents know him and go to church with him) to provide pricing to complete some of the items. If the Association does not get any volunteers, he suggests we hire the work out and let everyone pay for it.

Pricing to clear out the south ditch has been received from Charlie's. He is asking \$700 to clean it out the first time. If we do it on a regular basis (5 times in the past), he would only charge \$500. Considerable discussion took place regarding when, the cost, and how to accomplish this project.

Ed Cassetty mentioned that Charlie's damaged his garage. He didn't know if he should get it fixed and bill Charlie's or have it deducted out of the mowing. The Board advised him that we cannot deduct it from his mowing contract. Don will ask Charlie's to contact Ed with the method they prefer to get the repairs done.

Additional discussion took place regarding how to handle the cleanup of the south ditch. B. J. had made a motion but amended it to say: She would make a motion that we have Charlie's clear the ditch for \$700; and after that the Board will make a decision as to how often to maintain it. Fred Sterling seconded the motion, and it passed by unanimous vote.

Sandy stated she had received a request from Jerry Slafsky, Martin Schy, Bob Booker, and Carl Fritz to replace the floor in the fish cleaning station. They have submitted a proposal from Big Lake in the amount of \$900.

B. J. wanted a second bid. Jerry explained that the cost of the marine grade plywood was \$475 alone. Then the paint, caulk, and labor, you won't be able to get a lower bid. Sandy stated she had been in the fish cleaning station and that the floor was soft. She felt the price sounded reasonable.

Fred Sterling made a motion to accept the bid of \$900 to replace the floor in the fish cleaning station. It was seconded by B. J. Bolling and passed by unanimous vote.

Bobbi Wilkins announced that the ballots had been counted and the budget passed with only one "rejection" vote.

Sandy thanked all the ladies who volunteered on the election committee.

Sandy indicated she had sent another letter to our neighbor to the south. She will post a copy on the bulletin board and on the website. She read the response at the meeting.

A recent issue had surfaced and since the Board had conflicting information, Sandy went out to South Florida Water Management and spoke with Gary Priest regarding docks and seawalls. Gary indicated that SFWM is not as concerned about docks, their main concern is the building of seawalls. If seawalls are installed, they disturb the elevation on the bank and compensation at some other location on the pond must be done. That compensation is quite costly, we don't really have the property available to even try to compensate. Therefore, at this time, SFWM allows docks (Palm Village would still require permits and approval of the ARB), but do not want any additional seawalls constructed. If you have any questions about this, I do have additional information that explains all this.

Residents Comments: None

B. J. Bolling addressed the assembly about replacing some of the chairs used when playing cards. She has been looking for a long time and she said so had Jerry Slafsky and Joellen Bellaire. She finally found a nice chair with arms for approximately \$103.00 each. They also have casters. She would like for the Board to approve 12. Someone asked why 12, why not 16.

Bud Lampi stated the air conditioning in the pool table room did not work. He was told that it would be checked out.

Fred Sterling made a motion that the Board purchase 16 chairs with a top budget of \$2,000 plus tax. Rhonda seconded the motion, and it passed by unanimous vote.

Please get with B. J. if you are interested in any of the old chairs. We could sell them in the yard sale.

Fred Sterling made a motion to adjourn, seconded by Bobbi Wilkins. Meeting was adjourned at 7:28 p.m.

Submitted by Bobbi Wilkins, Secretary

Approved: _____