

PALM VILLAGE RANCH

Board of Directors meeting minutes

December 28, 2017

Fred Sterling called the meeting to order at 6:30 p.m. Those present were Bobbi Wilkins, Joe Cirillo, Fred Sterling, Rosalie Stinson, Martha Bucholtz, Ford Cook and Diane Timmons

Bobbi Wilkins moved to accept the minutes from the November 30, 2017 Board of Directors meeting. Martha Bucholtz seconded. Motion passed.

Treasurer's report

Martha Bucholtz reported: The Emergency fund is \$10,000, the Reserve is \$181,072.77, Operating checking is \$78,928.11, Petty cash is \$100, and Social checking is \$ 5,305.75 for a total of \$275,406.63. Ford Cook moved to approve the treasurer's report. Joe Cirillo seconded.

Martha addressed the membership to explain the \$100 assessment added to the January bills. Martha started the discussion by introducing herself and told the membership where she lives in the neighborhood. She explained she has an open-door policy and the office likewise when someone is in. She has been the treasurer for about a year and it has been a learning process. She believes that each homeowner has a responsibility to take their turn on the board. This is not an issue of the board against the membership. We all try to be very approachable. When people talk out in the neighborhood, it gets back to the board and some remarks are completely untrue. People are wondering where the \$33,200 came from and went to that was spent in the budget. It paid for the new roof on the clubhouse. This was a capital expenditure. It goes on the balance sheet. Some money came out of the solar reserves and some came from the roof reserve. Martha supplied a handout that included written recommendations for how to manage reserve money, writing the check to the supplier and how to manage the accounting system. This is all according to guides for common interest realty associations like Palm Village Ranch. She also supplied a copy of the invoice from Big Lake Roofing & Repairs, a copy of the check making payment to Big Lake, and a copy of the bank statement from Bank of America. Finally, she included a copy of the accounting system general ledger page the HOA uses to keep the books showing how funds were disbursed. Martha also explained how the money from the special assessment will be allocated at the end of the year.

One comment from the audience is that the \$100 assessment was not identified well enough on the billing. Martha apologized for not identifying that better.

In short, don't sit there and wonder how the money was spent — come and ask. You are welcome to call or ask. We care about you. Bobbi Wilkins and Martha went through the community the day after the hurricane door to door to check on the welfare of each and every person who lives here. With the help of volunteers, they also made sure an accounting of all the damage from the hurricane was reported to homeowners who were still out of town. It was a huge job.

Ford Cook remarked that if it weren't for people like Martha who volunteer, we would need to hire a management company. Some of our members who have experienced having a management

company said they paid over \$300 a month for HOA dues to pay for the management company. The outsider companies also weren't very pleasant to interact with and didn't do such a good job.

President's Comments: Fred Sterling mentioned two things in his remarks. He was walking his dog in the morning in the dark in a vacant lot. He almost stepped in a big pile of dog crap. Please take a bag with you and pick up after your dog. Also, when you see someone walking on the street, swing wide with your car for safety. Give the walker extra room because we don't want an accident.

Old business

Bobbi Wilkins: We need volunteers for the committees. As Martha said, it takes all of us to keep this community nice. The sign-up sheets for committees are on the back table.

Bobbi asked Joe Cirillo to speak on lawn crew damage. Joe reported there was damage done to one of the houses. Back a few months, we discussed at the board meeting that every homeowner needs at least a one foot barrier next to his skirting. This particular house had just had new skirting installed because of hurricane damage. He still needed to put in pavers for a barrier. The mowers came along and cut up the skirting pretty badly. Joe met with Jose and he said he will replace it in this instance. But, if the homeowner does not have the barrier down, the mowers have been instructed to stay one foot away. If the grass grows up right next to the house, the homeowner is responsible. We need less damage to the houses and less aggravation for everyone.

Bobbi Wilkins went on to report the HOA has finally gotten four lots back from owners that had stopped paying HOA fees and in some cases property taxes. We have three lots together on 15th Way, listed for \$6,000 each or \$15K for all three and one lot next to the lift station on 9th Way, also listed for \$6,000. The lots are listed with Lake O Realty.

From the audience: Don't you have to vote before you can sell a lot? The rules were consulted and the rules state that only written approval by the board of directors is required. This is how we can recoup part of our lost HOA fees. We also may have had to pay back property taxes to get the lots back in our name. These asking prices won't cover what we lost, but the idea is to find an owner who will resume paying HOA fees. The money collected from the lots will go into the road reserves.

Regarding hurricane damage, every homeowner has been contacted and they are working to get the damage repaired. They are all in different stages of repair. There is one homeowner who had to move out because of damage and mold. She is trying to get the home condemned by the county, but she is still responsible for weeds and exterior upkeep.

Tree trimming: There is a sign-up sheet on the table by the door to get your palm trees trimmed. It will be done in January and costs \$28 per tree. We are asking for a couple volunteers to go door to door to ask people if they want their trees trimmed. It's a lot of work.

Bobbi again went over election instructions for the Annual Board of Directors Meeting taking place on January 25, 2018. At that meeting there will be no nominations from the floor. All mailings have gone out with ballots and proxy forms for voting. If you will not physically be able to attend, fill out the limited proxy and proxy ballot and return it to the office no later than January 20. If late, it will not be counted. You must be in good standing in order to vote. Dues cannot be more than 90 days in

arrears, and you cannot have any outstanding fines or owe for tree trimming. We still have some people who have not paid for the last tree trimming.

Committee Reports

Social committee, BJ Bolling reporting: please sign up at the clubhouse for the following events.

- Friday, Jan. 5: GEO (Girls Eating Out) will go to Brahma Bull this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Tuesday, Jan. 9: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Darlene P and Rhonda.
- Saturday, Jan. 13: Shuffleboard begins at 9:30 a.m. for the season. Hot dogs off the grill available for a small charge. The board to sign up is in the clubhouse hallway. See Steve Snapp if you are interested.
- Saturday, Jan. 20: Potluck at 6 p.m. Hostesses are Greta and Carol D. Bring your own place setting and drink and a dish to pass. You need to sign up at the clubhouse.
- Thursday, Jan. 25: Annual Board of Directors meeting at 6:30 p.m. All residents are encouraged to attend because this is the meeting where we will vote on a new board member and the budget.
- Fridays in January: Bible study will resume on Fridays from 10 to 11 a.m.
- Cards and crafts: there are afternoon and evening games playing euchre, poker and other card games. Crafts class meet on Tuesday and Friday at 1 p.m. The calendar on Palmvillageranch.com on the home page has times and days.
- We have a DJ for the New Year's Eve dance. Michele is also going to do a spaghetti dinner late in February that will pay for the expenses of the New Year's Eve party. The cost is \$10 for a ticket with a maximum of 100 people. If you can bring a dessert or to help sell the tickets, get with Michele.

Compliance: Rosalie Stinson said she has a list of compliance issues and some hurricane damage, but will not contact people until after the new year. She went out to check the lights this month with Marilyn Yoder on Dec. 28. Six lights were out, three of which belong to the HOA. Rosalie called Fredericks Electric and is waiting for a reply.

ARB: One person submitted some plans for an ARB but they did not have everything, so they will reschedule when they have all the paperwork.

Membership: Bobbi Wilkins reports we have had several transactions. Jim and Brenda Gallagher have moved into 4420 SW 13th Ave. Mike and Gina Gehring have closed on a lot on 15th Way to bring in a double-wide Palm Harbor home for his parents. Darlene Joiner has a contract on 4400 SW 13th Way, but it is not closed yet. Bill and Debbie Belleau have closed on Frizzell's property at 1300 SW 44th Blvd.

Website: Diane Timmons reports she has added the regular things to the website this month, such as minutes, social calendar and board meeting agenda. It usually takes about 10 days after the board meeting to get the transcribed minutes up on the website. A new list of architectural review board (ARB) requirements has been posted to the web site with a link from the home page. Most of you know Diane is leaving the board as of the January meeting. So, we do need someone who can transcribe the minutes. Diane also thanked BJ Bolling and the volunteers who helped, for the festive Christmas lights that are around the clubhouse and the front entrance.

Question from the audience: Is there a way to post something or ask a question on the website? There used to be a way to post a message, but the responses were being ignored and also we had a problem with some unpleasant spamming, so it was all taken down.

Sunshine committee: Maryanne Eastlack sent out two sympathy and three get well cards during December. We lost some residents over the summer and fall, but we are not posting names to protect their privacy.

Clubhouse and common areas: Joe Cirillo didn't have anything to report this month.

Sprinklers: Joe Cirillo reports the sprinklers have been turned off. We had to turn them off on Dec. 28 because of a break in the system. A concrete truck drove over the easement on a construction lot and broke the line. The contractor will be billed for the damage. Joe has spoken to the builder for each of the three houses which have been built this year, but despite the warnings on two of the three sprinkler lines were damaged.

About the ARB list of requirements: At an ARB, we try to cover everything. But we found out that sometimes things would be missed. Together, Ford Cook and Joe came up with a list of requirements that the contractors and homeowners have to meet and/or supply the ARB committee. They only get ARB approval when all of the items have been covered. We have one more item to add, and that is silt fencing around any excavation. Then the dust and dirt won't go on to other people's property.

Pool: Gene Bonn, pool supervisor, reported we had a leak in one of the heaters, but it has been fixed. The pool is being maintained at 85 degrees as weather permits.

Joe Cirillo reported the weeds were not sprayed this month.

New business

Michelle Baldwin reported that she cleaned the community mailboxes this month. They were getting a little green. Thank you Michelle.

Rosalie Stinson remarked that some of the street signs are getting dirty as well, perhaps from the hurricane. We need a volunteer to clean them.

Speaker sign ups

Last month Don Landis discussed solar panels that could be installed to generate electricity, which could power the clubhouse as well as heat the pool, with battery backup. He promised to research the possibility.

Don Landis reported he did do the research on a photovoltaic system. He found to install the system would cost \$122,800. If you want battery backup or storage, that is another \$100,000. It would pay for itself in roughly 18 years. Thank you Don for the research, but it is out of our reach.

Ford Cook remarked that a generator at \$5,000 is sounding a lot better now.

Fred Sterling says thank you to everyone for coming.

At 7:20 p.m. Ford Cook moved to adjourn the meeting. It was seconded by Bobbi Wilkins. Motion passed.

_____ Submitted by Diane Timmons, Recording Secretary

_____ Approved date