

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
April 25, 2019

I. CALL TO ORDER:

President Jim Gallagher calls the meeting to order at 6:30pm.

II. ROLL CALL OF OFFICERS:

PRESENT: Jim Gallagher, Darlene Plants, Ed Cassetty and Leon Stitt

ABSENT: Gary Bach, John Buccino and Martha Bucholtz

III. PLEDGE OF ALLEGIANCE

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of March 28, 2019. A motion was made by Ed Cassetty; second by Leon Stitt. Motion passed

V. TREASURER'S REPORT:

Darlene Plants presented the Treasurer's report for Martha Bucholtz reflecting the following:

Emergency Fund	\$10,000.77
Reserves	\$318,377.53
Operating Checking	\$54,969.24
Petty Cash	\$100.00
Social Checking	\$7,930.31

Motion to accept the Treasurer's report was made by Ed Cassetty; second by Leon Stitt.
Motion passed.

VI. PRESIDENT COMMENTS:

President Jim Gallagher: I would like to have a moment of silence for the members in our community that we have lost over the last few months: Michael Elardi, Kathy Alger and Lynda Bass. I would like to thank all the board members for all their help. We have hit a few bumps and I'm sure there will be a few more. I also would like to thank the ladies who spent time cleaning the storage room; it looks beautiful. I would also like to thank all the people who had a hand in putting out the mulch. It's a beautiful improvement in the looks of the community. Also, I would like to thank everyone who had a hand in starting up bingo; it seems to be a success. I've been told that we have a gator in the pond again. The proper authorities have been called to have it removed. If at anytime you see a gator in the pond or walking around, please contact Fred Sterling.

VII. OLD BUSINESS: Emailing and texting service

Arlene Booker has sent me some information on this service with the group she would like to use. There is a fee and she is requesting info from us and we need to get more info from her. Are there any comments? Claudet Benton: for what its worth, my computer is set up to do everyone's email addresses. So, I can send out emails and text for free. We will table this until the next meeting.

MAILBOXES: B. J. Bolling

B. J. Bolling has the proposal on the mail boxes. The total cost is \$11,121.00 for 9 mailboxes. This price does not include installation and repair of any and all concrete pads and moving the boxes. The Hawaiian Shirt Handyman has given me a price not to exceed \$1,000.00. Several members made comments. Motion was made to purchase the mailboxes. Motion by Leon Stitt; second by Ed Cassetty. Motion passed.

A/C REPAIRS: Leon Stitt

We are going ahead with the duct work in the pool room. I have an estimate to have the ducts cleaned. Miller wants to do an annual cleaning for the two units. The cost is \$79.50 for each unit. When they are doing the annual cleaning, they will inspect the duct work to see if it needs to be cleaned. If it needs to be done, the cost would be \$1,165.00 using a HEPA filter. The second estimate is from Stanley Steamer for \$1,500.00. The third company never gave me an estimate. Motion to have the units serviced and have the duct work cleaned, if needed. Motion by Darlene Plants; second by Ed Cassetty. Motion passed.

VIII. COMMITTEE REPORTS:

a. SOCIAL COMMITTEE: B. J. BOLLING

GEO	May 3, 2019	1:00pm	Ok Corral
Ladies Tea	May 14,2019	1:00pm	
Pot Luck	May 11,2019	6:00pm	
Memorial Picnic	May 27,2019	1:00pm	
Board Meeting	May 30, 2019	6:30pm	
Bingo	May 1,15 & 29	6:30pm	
Euchre	May 8 & 22	6:30pm	

b. COMPLIANCE COMMITTEE: M. J. BACH

There were (4) basic violations this month mostly for carport and roof mold, (1)light out (2) small issues that have be resolved by the BOD: the no parking sign at 4291 SW 13th Ave. Does the resident have the BOD's permission to have that sign? Darlene Plants will check and get back to you. The house with the tar paper on the roof (4350 SW 13th Ave). I have done some research; original owner is deceased, it's now in an estate. The taxes are being paid. It seems a moot point for Compliance to continue sending notices. At this time, it needs to be turned over to the BOD. Compliance will no longer be dealing with this residence.

c. ARCHITECTURAL REVIEW BOARD: DARLENE PLANTS

We only had (1) ARB meeting ;it was for William Burkhart. He has a mobile home on 10th Way and wanted to add a carport. It was approved by the ARB board.

d. MEMBERSHIP: DARLENE PLANTS

No new members

e. WEBSITE: M.J. BACH

B. J. Bolling will be loading the calendar. I will be doing everything else. I would like the bBOD's permission to minimize the meeting minutes. We have (6) years worth of minutes on the website and its bogging the system down. Do I have the BOD's permission to delete all but one year? Motion made by Leon Stitt; second by Ed Cassetty. Motion Passed.

f. SUNSHINE COMMITTEE: Rose Werner

Not in attendance

g. CLUBHOUSE & COMMON AREA: ED CASSETTY

I have sprayed around the trees up front so we can put mulch around them. I would like to thank Gary and M J Bach and Bill Bucholtz for helping me spread the mulch. We have got the sprinklers working a lot better.

POOL: ABNER STOLTZFUS

No complaints except love bugs in the pool.

LAWN: BILL BUCHOLTZ

I will be spraying the street gutters and the pond area on Saturday. Jim asked if he would check the weeds on the side of the pool. Resident complained about weeds behind his and his neighbor's house. The board will check into what can be done. We are also looking into the trees that are not ours but we are maintaining them. Resident asked about trimming the grass around the pond down to the water level. The contract states around the pond. Don Landis to be approached on this matter as he is the lawn service liason.

IX. NEW BUSINESS

COMCAST:

Several people have asked why Comcast can't come into the community. It's not the HOA that is preventing them from coming in. I have given them permission to come in and do a survey. They need to see what the construction costs would be for them to come into the community.

X. RESIDENTS QUESTIONS AND COMMENTS:

Jerry Bolling asked about the lawn trimming; he will get with Don Landis.

Claudette would like a list of the residents in alphabetical order. We have people in the community that have flags. Some of them are torn or not flying properly. She will get a copy of flag etiquette.

Connie Wright, Census Bureau, would like to speak about being a census taker. She is looking for people to do census work. You will get \$15.00 per hour and .58 per mile. Census worker info left at office window. Contact Connie Wright directly if interested in becoming a census worker for the 2020 Census.

B J will be cleaning the corner shelf. If your business card is not in a holder, they will be thrown away.

XI. ADJOURN THE MEETING

Motion by Ed Cassetty to adjourn the meeting; second by Leon Stitt. Meeting adjourned at 7:35 pm.

Darlene R. Plants, Secretary Palm Village Ranch

