

PALM VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY APRIL 24, 2014

President Sandy Landis called the meeting to order at approximately 6:32 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Walter Bell (by Phone), Sue Solloway, Bobbi Wilkins, Fred Sterling, Dave Berglund and Carl Fritz.

President Sandy Landis asked for a motion to dispense with and the approval of the March 27, 2014 minutes as written. Fred Sterling made motion to accept the minutes as written and was seconded by Bobbi Wilkins. Motion was passed by unanimous vote.

Treasurer's Report: Sue Solloway, reported that we have \$28,642.27 in the Operating Checking account, the Social Checking account is \$6,922.43, and in the Reserve Business Account \$182,280.26. All the reserves are listed on the balance sheet and everything balances. A Balance Sheet is available for anyone who would like to have one. Sue handed out a Profit & Loss for 2014 year to date, that is broken down as to what our expenses and income have been, it also balances. The flash drive was taken to the accountant and she balanced the checking accounts and everything was fine. The accountant indicated that their firm is available to help the PVR Board for a nominal fee, until we have an election in January. The major item for this time will be the homeowners fees to be recorded and taken to the bank. All the bills are ready, many asked for their bill before they left, so she decided to get all the bills ready for everyone. Hopefully, there will be a lot of the money come in during the month of May, because Sue will be leaving the 9th of June.

President's Comments: Sandy said that we have had another sale in the Park. That Roland had sold his property. Also, the demographics that she made up from the original permit, was found out when they stepped it off for the aerators, the pond area was revised to be approximately 6 acres. The old Florida Living homes are now looking very nice, the owners were hoping to get the properties ready before everyone went back north, but did not make it. So, he said they would be like new when he gets done. Sandy thanked Mary Fritz for getting the lawn furniture for the pool area. Sandy Landis thanked Marty Schy for taking his time to fly Don Landis and Ron Andres up to check out the road applications.

Social Committee: Rhonda Smits reported that on May 2 will be GEO at Nutmeg's. Meet at clubhouse by 12:30 or at Nutmeg's by 1:00. The next Pot Luck will be on Saturday, May 10th at 6:00 p.m. please sign up if you are planning to attend. Ladies Tea will be on May 13 at 1:00. On May 26 will be the Memorial Day Picnic at 1:00 p.m. Hamburgers and Hot Dogs will be provided; please bring a covered dish to share. Board of Directors next meeting will be on May 29. BJ has an information sheet for a Volunteer Recruitment Cafe for those 55 + on Thursday May 8 from 9:00 a.m. to 10:30 a.m. for coffee and light breakfast to learn how to volunteer to help other seniors at Brown Cow Sweetery. An information sheet will be left on entry table.

Compliance Committee: Carl Fritz reported that there is one ongoing problem that is at 1508 S.W. 44th Blvd. They have been written up a few times with no response. He suggested that the owner be sent a Letter of Notification. Carl has contacted the realtor to make an impression on the owner, but he is just ignoring the situation. Carl has talked with several other residents with problems,

if they don't come into compliance the same thing will have to be done. Everything else seems to be fine.

ARB Committee: Walter or Carl - There was nothing going on that they were aware of at this time.

Membership: Sue Solloway - Nothing new since Roland sold his property.

Website: Rhonda Smits - Website presently down. Sheryl and Sandy will be working on the problem and will get it straightened out. The site says that it is expired, and it should not be as the invoice shows that we had until May 19 to pay the bill.

Clubhouse and Common Area Committee:

Don Landis - New tanks were put in the Pump house to replace the ones that gave out. Remember what days you are suppose to water on, as he is seeing the irrigation system being used on the wrong days. The pond has a new aeration system that is now on and working. The fish need to acclimate to the new system, so it can only be ran a few hours at a time, and then will be increased to full time. Photographs are on the table showing the equipment. Due to the size of the pond being larger, there was more cost stayed under the budget by 75 cents.

Front Entrance: There was a significant leak which was fixed.

Pool: To open the pool correctly the new chairs need to be wiped down due to the debris and so the volunteers need to keep an eye on them.

Lawn: Starting this week they will be mowing every week for the remainder of the summer.

Mary and Carl reported that Charlie's is leaving 3 large ruts in their yard, that are about 4" deep. When Carl told Tom McCain about it awhile back, he said not to worry about it that it would grow back.

Don will talk with Tom about this problem. There will probably be an ongoing problem with the sprinkler pipes breaking down as they are getting old and breaking down, but they are getting repaired as soon as there is a problem.

Sandy thanked Don, Dave Berglund, and Mike Childs for putting in the aeration system, which they got done in four hours.

Weed and Lawn Control: Carl reported that Ed Cassetty left him a note about spraying for ants, which he wants on record. He is concerned about spraying for ants in a wide area due to liability, for the HOA. He recommends that we just spot spray for ants where we see them, but not spray a broad area. Carl thinks that Ed is talking about all areas. The property owners are responsible for their own lots. Carl believes that he is concerned about run off and chemicals getting into the pond. Sandy believes that we have something in our rules about the type of herbicides to be used.

Sunshine/Welcome Committee: Mary Fritz - She sent a get well card to : Kathryn Williams; V. Baxter; Herb Wells; and Jackie Johnson and sympathy cards to Tammy Waldrup; and Joe and Karen Receveur on the loss of Jim Waldrup, and to Barbara Albrecht on the loss of her Brother.

New Business: Sandy reported that we have not received all the information yet on the road repair and improvements thus, it will be tabled until May meeting. If you have any questions, Don Landis has information you can ask him.

Resident Comments: BJ Bolling reported that H & R Block has cloth padded chairs that they are replacing. She has told them that we might be interested. They have straight chairs and some with arms. She does not know the price yet, but it will be very reasonable. Also, she has researched about getting 8' white banquet tables that fold-up which are \$69.99 apiece. If we get 16 or more, they will be \$64.75, plus shipping. She recommends that we sell most of the chairs and tables that we have and just keep enough for the garage sales and other uses. We would be replacing all of the chairs that go to the round tables plus additional chairs. BJ would like to get enough chairs for the tables that we leave up all year. Carl Fritz was concerned about getting chairs that have been in circulation for a long time that they would have to be cleaned. BJ said that we would have to clean the chairs, for the price that we are probably going to get them. BJ said that the company has the chairs cleaned every year. Carl doesn't think we need to be buying used furniture, his concern is that we would have to do a lot of work in cleaning them. Sandy asked BJ to get the cost so we could bring this item up again, and if nothing else get them for the round tables. Sandy explained to Walter what the chairs looked like and thought we only needed them for the round tables. Dave Berglund suggested we get rid of all the old tables and get all new and only keep about 10 which could be used for garage sales. Fred Sterling suggested we also check Home Depot and see if we could get a deal. BJ will do more research of the tables and get back with her results next month, and we can make a decision then. Don Landis thought it was a good idea to get rid of all of the tables, and get all new and let those who want to use the new light weight ones, to use them as we are all paying for them. And to get enough extras for other uses. Don also had another idea at getting some carts that are about \$60.00 at Home Depot, which will pick up one end of the table and make it easy to move the heavy tables. The cart will make it easy for even one person to move the tables. The cart folds up and can be stored against a wall. Carl suggested that we get these carts to make it easy for all us old people to move things around. BJ suggested that we sell some of the chairs that we now have, even if we don't get the other chairs, because we have just too many.

Rhonda had a request to her from another resident to present to the board, that we get a small park bench to put out front near the bulletin board for people to sit on and take a rest while they are out walking. She checked on an aluminum bench that would cost \$169.00, that would not rust and is heavy enough that it would not blow away and could be moved if we would have a storm. Dave Berglund thought if we could get a slab or pavers to put the bench on, then when Charlie's crew came through it would be an easier to clean up. Don wanted to know who would be responsible for keeping it clean as it would always be dirty. Walter said they tried benches, but the only ones that used them were the birds and they got rid of them. Sandy asked what we wanted to do, as someone needs to be able to keep them clean. We will bring this up again at the May meeting.

Bobbi made motion to adjourn the meeting. Fred Sterling seconded the motion, with all in favor. Meeting was adjourned at 7:12 p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

Approved on: \_\_\_\_\_

