

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, February 28, 2013

The Board of Directors meeting was called to order by President Sheryl Wells at 6:30 p.m. The roll was called. The following Board members were present: Sheryl Wells, Walter Bell, Jerry Slafsky, Sue Solloway, Dave Berglund, Fred Sterling, and Sandy Landis.

President Wells asked for a motion to dispense with the reading and the approval of the minutes from the January 31, 2013, Board Meeting. Sue Solloway made the motion and Fred Sterling seconded it. The motion passed by unanimous vote.

Treasurer's Report was presented by Sue Solloway. There were no questions.

Sheryl Wells indicated that the Compliance Committee was working on a form that they would like all seasonal residents to complete before going back north. The information sought is who will be on their property taking care of any landscaping, cleaning, etc. With all the rain that our community gets during the summer, everything grows very fast. In this way, the Association will know who should and should not be on your property.

Old Business: Report on the Properties Owned by Florida Living. President Wells submitted a multi-page spreadsheet detailing what has been done with regard to these two properties going back to 2006. The most recent phone calls were to the Health Department. They cannot do anything unless there is a health issue from Code Enforcement. Code Enforcement did a drive by and found nothing out of compliance from these properties. The individual from Code Enforcement stated that if all properties looked that good, she would be out of a job. Sheryl Wells also made a call to Melody Bishop of Florida Living. They are still planning to move the units to property in Hillsboro County. They are waiting for that park to be shut down and cleared so that the move can be made. They have had to work through many problems with Hillsboro County. Sheryl will contact Ms. Bishop again the middle of March for a progress report. Melody Bishop indicated that it was their hope to get the units out by the end of April. Ms. Bishop felt it would be difficult for them to sell or rent the units here because of their size (she referred to them as airplane hangers). Their lots don't allow for the construction of a carport or shed.

The Association did have a claim of lien in 2011, but then Florida Living paid all that was due which stopped all proceedings. As it stands now, if we had a claim of lien and foreclosed, there would be back taxes owed immediately. In response to Jerry Slafsky's question, Florida Living owes HOA dues in the amount of \$1,700 for both lots. If Florida Living sells the lots (after the homes are removed) and we have a lien in place, Florida Living would be required to pay the dues. The Association is protected as are the individuals who purchased the tax certificates.

Fair Housing Act Census. Sandy Landis reminded everyone that the Federal Government requires that we file information every two years. She still needs this form filled out by several residents. If you are not sure if you have completed and turned in this form with the proper signature and documentation, please contact her.

Social Committee Report: Bobbi Wilkins made the following report:

March 1 is Gals Eating Out (GEO) which will be at Cowboys at 1:00 p.m.

March 9 is our Pig Roast. Tickets are \$10.00 and can be purchased from Diane Besand or Pat Berglund. If you want to help, food prep will be Friday, March 8, at 10:00 a.m.

March 12 is Ladies Tea at 1:00 p.m.
March 23 is the next Pot Luck at 6:00 p.m.
Monday, Wednesday, Friday we have exercise class.
Tuesday at 10:00 is Ladies Shuffleboard.
Crafts on Wednesday at 1:00 p.m.
Cards on Monday and Thursday at 1:00 p.m.
Shuffleboard on Saturday mornings at 9:00 a.m. except for March 9.
March 13 and 27 at 6:30 p.m. is Euchre.
March 28 is the next Board of Directors Meeting at 6:30 p.m.
April 5 will be the next Gals Eating Out (GEO)

Compliance Committee: Herb Wells reported that his Committee would be making passes through the community the second week of each month. If you are there when something is found, the Committee will hand deliver the notice. If not, it will be placed on the door. If you have gone back north, it will be mailed. The Committee is trying to keep the place looking good. If you have any questions or problems, call Herb. Residents will be given 30 days to remedy the problem. After that, the Association may send a reminder notice.

Marty Schy questioned what had happened to the nice entry. He had heard that they had received Compliance Notices and that is why they removed the landscaping. To answer Marty, they had not received any Compliance Committee notices. It was explained that the resident had contracted to have it removed and grass planted because he no longer wanted to maintain it. Herb had wanted to have him give that area to the Association and taken care of by Charlie's, but it was too late.

Architectural Review Board: Walter Bell had nothing to report.

Membership: Sue Solloway reported that two renters had been interviewed (Lots 3 and 5).

Website: Rhonda has been working with the website and her only issue is getting the photo files in a small enough format to place on the site.

Clubhouse and Common Area: Dave Berglund informed everyone that the pool has been shut down due to a pump failure. American Drilling is working on the repair and hopes to have it completed by early next week. The cost could run approximately \$900 to \$1,000. Dave also mentioned that a protective cover is needed for the pool cover. Carl Fritz has agreed to design something.

Sprinklers and Front Entrance: Don Landis questioned Common Area Rule #21: *"No vehicles for sale shall be parked on common areas or at the front of the community."* The 3 golf carts are actually blocking at least one sprinkler head. He cannot water the front entry area without getting them soaked.

President Wells responded that unfortunately the developer did not provide for any RV, trailer, or boat parking area. So previous Boards have allowed, as a convenience to residents, the ability to park vehicles for sale in the area behind the telephone pole.

Sandy Landis asked, "if someone has three golf carts for sale, when does it become a business?"

After considerable discussion, it was the consensus that this courtesy would no longer be extended. No one will be allowed to park vehicles for sale at the front entrance. Letters will be sent to the owners of the golf carts.

Lawn: Herb had nothing to report.

Weeds: Herb stated that Forrest and Jerry Bolling had been around spraying for fire ants again and weeds at the curb.

Sunshine/Welcome Committee: Mary Fritz sent get well cards to Don Yoder, Dave Berglund, and Forrest Plants. She also sent a sympathy card to Neva and Bob Kilburn for the loss of her sister.

Window in Clubhouse: Ron Andres made repairs to the window in the pool table room. He thought the corners of the window in the pool table room needed different material as what was there was crumbling. He has ordered material to make that repair. He offered the possibility that this might also help the other windows in the clubhouse. He felt the double pane windows with aluminum frames wouldn't be any better than a single pane window.

Comments by Jerry Slafsky: **(Everything in italics is word for word from his printed narrative.)** *I wish to thank the Board of Directors of Palm Village Ranch for this opportunity to speak. In this regard I am temporarily recusing myself as a Board member so that I may address you a [sic] Property Owner. My remarks tonight comes as a number of questions, questions which I, and other property owners believe need to be asked and answered. If the Board wishes to know how I personally feel relative to the question asked, I will be happy to respond.*

Regarding these questions, I will be using several terms that need clarification. Unfortunately, I am sorry to say, I believe we are a community that has become divided along the lines of residency. There are those property owners who reside in Palm Village Ranch on a year-round basis, and I will be referring to those owners as "Summer People." [sic] Then there are those of us, myself included, who choose to spend the summer months in more temperate climes, and I will be referring to those owners as "Winter People".

Question #1: Are there any major fund raising events held in Palm Village during the months of May through September or are all past and present major fund raisers such as the Waffle Breakfasts, the Fish Fries, and Fashion Shows only run during the winter months?

President Wells responded by stating that most fund raisers are in the winter months because that is when everyone is here. Steve Snapp said that is when the people who do the work are here. To which Don Landis strongly disagreed. Sheryl Wells took exception to Steve Snapp's remark.

Most festivals, parades, and every other thing that goes on in this county and throughout South Florida as a whole are held when more people are in Florida.

Question #2: Where is it written that a committee, such a [sic] the one chaired by Mrs. Bellaire, that ran a highly successful fund raising event and earned a profit, after expenses, of over \$1,000, cannot spend more than \$50.00 if that committee wishes to purchase something for the Association?

Sheryl Wells responded as follows. It is not written as an amount. It's just what has been done by the Social Committee. Actually, committees don't have the authority to spend money because it is Association money. We have been told by other communities that the way we run our Social Committee bank account as a separate bank account from the Association's bank account is not legal; and the social fund, if there is one, needs to be folded into the Association general fund. It can be earmarked as are other items for expenses and/or income as the case may be. It has not been an issue in the past, so there have been no inquiries into the legality. If pressed, I will definitely question the attorney; and if it is true that it is not legal to have a separate fund, we will have to cancel the account, fold the monies into the general fund, and by no means would anyone be able to spend any funds without prior Board approval.

Question #3: Is it the general consensus of the Board of Directors that any of the Association's money, [sic] spent for goods, improvements, or special projects must benefit all of the property owners of Palm Village Ranch?

Sheryl Wells stated it was just her opinion: There are some circumstances that would not "benefit" every single member. Say we had an improvement to the pond. It can be said that it would benefit those on the pond the most. However, everyone can use the pond. The same could be said about the expenditures for the pool table room that it only benefits a small group. However, anyone can get a key and use the room, so there is the potential of benefit for everyone. She has also received complaints from one resident who did not believe she should have to pay HOA dues because she did not use the pool, shuffleboard courts, or the clubhouse. However, the potential was there for her to use them, she just chose not to do so. And in that vein, Sheryl thinks Association money should be spent for the greater good.

Question #4: Is it a fact that during the summer months, when only the Summer People are in residency, that Association funds are used to purchase food and other items for special occasions such as July 4th and Labor Day celebrations?

President Wells stated the 4th of July and Labor Day were those occasions. The meat is purchased and the rest is pot luck. Sue Solloway reminded Jerry of the annual Christmas dinner during the winter where all food costs are covered by Association funds.

Jerry responded by saying he was asking questions because he didn't have the answers.

Question #5: In the past, certain decisions effecting Palm Village Ranch were made by individuals when, in fact, those decisions should have been made by The [sic] Board of Directors or by an appropriate committee. Are current decisions for such things as Compliance and Architectural Review once again being made by individuals or, where applicable, are all Board Members and/or Committee members being polled for their opinions?

According to Walter, the Architectural Review Board requires 3 signatures of those on the committee. So, that's a consensus of the ARB.

Jerry asked: Are the compliance committee members being contacted prior to notices being sent out or is it being done by one individual?

Sheryl Wells stated that two members of the Compliance Committee make the rounds and make a note of those with noncompliance. That information is given to a third member before notices are sent. Sheryl asked Jerry if he was asking about a particular incident.

Jerry responded by saying that he has seen too many things happen over his eight (8) years; decisions have been made by one person when he felt they should be made by the Board or the appropriate committee members and he does not want that to continue.

Question #6: In light of the fact that during the "summer months" the number of Owners in residence in Palm Village Ranch is greatly reduced, will the Board of Directors agree that, [sic] barring emergency expenses (defined as anything over \$2,500), the Board will postpone the expenditure of any large sums of money on projects that (a) have not been thoroughly discussed and evaluated with the involvement of the winter people or (b) until such until such time [sic] as the majority of Property Owners are in residency?

Sue Solloway indicated she could only think of one item done during the summer, which was the road project and that had been discussed and budgeted.

Jerry is speaking for a bunch of people. He does not want to see a bunch of projects taken on by the Board of Directors when there are only 4 people sitting on the Board. Without the "winter people"—and, *[emphatically]* by the way, you referred to us as "seasonal people" and "when you go home". He stated this is his home. He is a registered Floridian, he has a Florida driver's license and Florida tag. This is his home, but he chooses to spend 5 months of the year in more temperate climates.

Sheryl had not used the term in a derogatory manner. You have two homes.

Jerry felt strongly that over the years there has been a division between the "winter people" and the "summer people". The "winter people" do a great deal of work. They raise a great deal of money for the Association. The reason he asked the last question, and he would like to see the Board agree to this. He doesn't want to see a project that costs a lot of money be pushed through in the summertime when the "majority of the owners" are not here to discuss it. When the solar panels were being considered, he felt Herb Wells did a magnificent job. At his (Jerry's) insistence an open forum was created. Herb made arrangements for various vendors to present their proposals, and then by a show of hands from those present, it was decided which product to purchase. — he does not want to see projects costing \$15,000 or \$20,000 or \$30,000 without input from the "winter people".

Sheryl Wells felt that these remarks had to do with the windows for the clubhouse. Ron has been kind enough to show us that the expenditure may not be needed. We are all in favor of saving money and doing a minor repair as opposed to totally replacing windows. The Board was not trying to "steam roll" anything through, only investigating our options. Because of the potential cost, it would have to be budgeted for the following year. The budget does need approval by everyone.

No commitment was made by the Board to Jerry's request.

President Wells asked if there was anyone else who wished to address the Board.

Rhonda Smits asked Jerry if there were major decisions made over the summer. He responded that he could not say; because when he called in, he could not hear what was being said. That is something else this Board will need to address.

The question of telephone conferencing and sound systems were discussed. The use of Skype as a free means of communicating without the use of a phone was offered by Sheryl Wells. Jerry Slafsky felt the conference calling was very, very frustrating. He felt he had no input as a Board member. He suggested a conference call device as used in large businesses be considered.

Mary Fritz wondered why we didn't get better microphones. President Wells indicated that it had been proposed for a cost of approximately \$800 to \$1,200; but when the audience last winter was polled, they did not want to spend the money. Mary Fritz felt that for the benefit of everyone that \$1,000 would be worth it. Fred Sterling suggested we contact the Big O to find out what type of system they have. Sheryl stated that before the next meeting, prices would be obtained for various systems.

Jerry Slafsky would like to spend money to replace some of the hard metal chairs with padded ones. They had 5 tables of euchre players; and after several hours, those chairs become very uncomfortable. Rhonda Smits reminded them that if they got chairs that did not fold, it would be difficult to store them. Joellen Bellaire and Jerry Slafsky will investigate the cost of some new chairs and report back to the Board. Jerry indicated that was how they wanted to use some of the Social Fund money.

Jerry Slafsky would like to see the Board approve the reimbursement to Norm Tillman for a banner to be placed on his boat at the Speckled Perch Parade on March 9 in the amount of \$65.00.

It was suggested that the Social Committee be given \$500 to spend without Board approval. Sheryl Wells will investigate the handling of the Social Committee fund which will determine if any monies can be spent without Board approval.

Jerry Slafsky made a motion to reimburse Norm Tillman \$65.00 for the banner to use in the Speckled Perch Parade (to become the property of Palm Village Ranch). Jerry Slafsky felt any promotion that we do toward Palm Village Ranch would be to all of our benefit. Sue Solloway seconded the motion. Dave Berglund said he had no real problem with reimbursement; however, he felt these issues should be brought before the Board prior to the expenditure and hoped that would be the case in the future. Motion passed. Sandy Landis opposed.

Mike Childs questioned how the drainage of stormwater worked and if there might be some obstruction. Herb and Marty both responded. There is a drawing in the hallway by the kitchen which depicts the stormwater drainage flow. Herb also mentioned that he has been working with a company who can come in and vacuum the drains. They have been waiting for them to completely dry out. It could cost approximately \$3,200 which is already in our budget. He was told that a camera would not traverse the pipe because of the sand. Fred Sterling will get the name of the company/individual who vacuums the city's stormwater drains.

Marty Schy would like to see a committee formed to re-evaluate the surfacing of the roads within the community. He feels the community has expertise which would be valuable. Herb has a preliminary estimate already. He would like to get an engineer involved to make sure the company is doing what needs to be done. He had already spoken with Jacque and was told he was not interested in providing an evaluation. At the request of Marty Schy, Herb will approach him again.

Herb was given a price of \$300 to blow off and seal the golf cart lot. Motion was made by Walter Bell to proceed with the golf cart lot, seconded by Fred Sterling. Brief discussion took place. Motion passed by unanimous vote.

In response to Steve Snapp's question about setting up a committee to determine what is going on with the road resurfacing project. Herb was told by the contractor, and reported previously that we have approximately two years left on the roads before anything major needs to be considered. Carl Fritz didn't like the way it's being done. A committee will get together on this future project. The committee will consist of Mike Childs, Herb Wells, Marty Schy, and Jacque.

Motion to adjourn the meeting was made by Jerry Slafsky and seconded by Fred Sterling. The meeting adjourned at 8:03 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____