

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

President Sheryl Wells called the meeting to order at 6:35 p.m. The roll was called and the following Board members were present: Sheryl Wells, Fred Sterling, Jerry Slafsky, Dave Berglund, and Sandy Landis. Walter Bell and Sue Solloway were absent.

President Wells called for a motion to dispense with the reading and approval of the February 28, 2013, Meeting Minutes. Fred Sterling made the motion, and it was seconded by Jerry Slafsky. Motion passed by unanimous vote.

In Sue Solloway's absence, Sandy Landis presented the Treasurer's Report. There were no questions.

President's Comments: President Wells gave an update on the OUA project for the lift station. The new tank has been installed, the old one has been removed, and the restoration work is being done. This project should be completed on time.

President Wells made contact with Florida Living representatives and learned through Mr. Hersh that the plan now is to sell the two units and move them out. He also met with a moving company. Unfortunately, he did not give a date for the sale and move. Mr. Hersh indicated it would be as soon as all the paperwork was finalized. Sheryl will keep in contact with Melanie Bishop as well.

Jerry Slafsky remembered when the units were initially moved in that there had been some damage to streets, curbs, and yards. He would like to see several individuals observing the move to make sure there is no damage. Herb Wells stated pictures would be taken, but he did not remember damage by Florida Living. He thought the damage had been done by Royal Concrete.

President Wells explained that in the summer, Florida experiences a considerable amount of rain which can cause the landscaping to get out of hand. The Association is asking that if you leave for more than 30 days, please complete a form which lets PVR know who will be responsible for taking care of your property. The Association will not contact the person you designate, that will still be your responsibility.

Sheryl Wells gave a big "thank you" to those individuals who worked very hard to update our windows to keep them from leaking and letting in pests. Those individuals were: Marty Schy, Ron Andres, Walter Bell, Mike Childs, Bud Lampi, Jerry Slafsky, Steve Snapp, and Carl Fritz.

Resident Joanne Calloway has asked to address the Board. Ms. Calloway indicated there had been several complaints about her property which she apologized for and stated there would not be any recurrences. She then asked if Herb Wells would speak for her and explain how she would like the Association to help.

Herb Wells has received phone calls late at night about suspicious characters in the park. These individuals were coming into the park to pick up Ms. Calloway's daughter and granddaughter. Ms. Calloway has a "do not trespass" order against her daughter and granddaughter. During her daughter's stay, she cleaned out Ms. Calloway's checking account. There is a warrant out for her arrest. What she is asking the Association to do is to file a "do not trespass" order against her daughter to keep her out of the park. If seen, the police would be called and she could be arrested. The only time she would be allowed in the park would be to visit upon request from Ms. Calloway. Ms. Calloway would inform the Board of any of those invitations. Herb asked Sheriff Mays if the Association could, in fact, file a "no trespass" and was told it was possible. It would need Board approval. Ms. Calloway is

asking the Association's help in getting this situation under control. A motion was made by Fred Sterling to file a "no trespass" order for the community of Palm Village Ranch with the Okeechobee Sheriff's Department against her daughter, to be named with the Sheriff only, at the request of Joanne Calloway. It was seconded by Jerry Slafsky. Jerry Slafsky felt the Association should remind the Sheriff of his promise to have a patrol car make a round through the park at least once a day and possibly once at night. Motion passed by unanimous vote after a brief discussion.

Old Business: Fair Housing Census Act Forms. Sandy Landis made another attempt at getting those who have not responded to please turn in their forms. These are requested by the Federal Government to be submitted every two years. We must prove that we have 80% of our residents over 55 years of age in order to maintain our 55+ status.

On two previous occasions, forms have been left for volunteers to sign up for the various committees. Please let Sandy Landis know if you are interested in volunteering so that she can complete the list and post it on the web.

President Wells informed those present that the Florida Legislature changed the law (Florida Statutes, Chapter 720) with regard to the Appeals Committee and how fines are assessed. The new language indicates that no homeowners association can place a fine for any violation unless and until the proposed fine has been approved by the Appeals Committee of no less than 3 members making the decision. Once it has been approved, the person being assessed can then appeal the fine. Currently, those who have signed up for the Appeals Committee are Joellen Bellaire and Myra Tillman. Sheryl would like to see more than 3 residents with a mixture of both full-time and winter residents so that there are at least 3 on the Committee at all times. Additionally, no one can be on the Committee that is related in any way to a member of the Board. Please let Sheryl know if you would be willing to serve on this Committee. Only a very, very small number of issues have ever come up.

Social Committee: Marilyn Yoder reported for Bobbi Wilkins who was not in attendance. The last potluck was only attended by 24 which was a little disappointing. Hopefully, future potlucks will be better attended.

- Monday and Thursday, cards at 1:00 p.m.
- Friday, April 5, Girls Eating Out (GEO) at Pueblo Viejo at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be April 9 at 1:00 p.m.
- Euchre on the 10th and 24th of April at 6:30 p.m.
- This coming Saturday is the last Shuffleboard at 9:00 a.m.
- April 20 is the next Potluck at 6:00 p.m.
- April 25 is the Board of Directors Meeting at 6:30 p.m.

Compliance Committee: Herb Wells reported that 27 violations had been detected and that notices were either being mailed or hand delivered. He had given a verbal warning for parking on the street at night.

Architectural Review Board: Nothing to report.

Membership Committee: Nothing to report.

Website: Rhonda is on vacation but still working on updating information.

Clubhouse and Common Areas: Dave Berglund reported that Walter Bell had contracted to have the front entrance painted which has now been completed. Bill Doucette is not here, but there has been a lot of work to get the pool up and operating again. It was down approximately 9 days because of repairs to the pump. As for the windows, Jerry Slafsky reported that all clubhouse windows had been fixed and are operating smoothly. There was an initial cost of \$719.00, plus an additional \$82.12 to replace a broken glass, and \$95.92 which was expended by Marty Schy for additional parts and materials to be used as backup in case there are future issues. Jerry made a motion to reimburse Marty Schy \$95.92 for the materials, Fred Sterling seconded. The motion passed by unanimous vote.

Jerry Slafsky gave a summary report of a recent insurance inspection. A permanent step and railing has been installed at the fish cleaning station. The other recommendation was to remove all items from the top shelf in the store room as it was blocking the effectiveness of the sprinkler system. Jerry made a motion for approval to spend approximately \$75.00 for material to build shelving in the new shed to store the items currently on the top shelf of the store room. The motion was seconded by Fred Sterling. The motion passed by unanimous vote.

Lawn: Nothing to report.

Weeds: Nothing to report.

Sunshine/Welcome Committee: Mary Fritz stated she had sent out four get well cards and one sympathy card to residents.

New Business: Swimming Pool Equipment Quote: Dave Berglund presented the quote he had received from American Drilling in the amount of \$3,400 for a new pump and motor for the swimming pool. He received a second quote from A & D Pool Supplies in the amount of \$4,225 (and they don't have anyone to install the equipment). The current pump and motor (which was recently repaired in the amount of \$1,300) has been in place for a long time – approximately 20+ years. What Dave is proposing is to purchase a new pump and motor to be installed, and use the current pump and motor as backup. To get a new pump and motor ordered it takes approximately 5 – 7 days. The third company he contacted for a quote refused to submit one because they didn't want the job and didn't have the people to do the work.

Ron Andres suggested contacting Domer's Machine Shop. Abner Stolfus suggested contacting an electrical company. Abner had been told that the current motor was the best made. He offered to meet with Dave to give him some background.

Dave asked for direction from the Board. He doesn't want to pursue unless the Board is seriously considering the purchase. Fred Sterling thinks it needs to be pursued. Jerry Slafsky would like to get one more bid. Barbara Slafsky believes the pool is an amenity, and it definitely needs to be something we pursue. Fred Sterling will get another bid from Domer. Carl Fritz believes that the lowest price isn't always the best way to go. You also have to consider the vendor and his response to issues. He didn't think this was an emergency, so it will give us time to investigate. Herb Wells mentioned that American Drilling is the company that has been maintaining our pond pump.

Fred Sterling made a motion to table the decision of price and vendor, but to investigate the prices to move forward with the purchase of a backup. Jerry Slafsky seconded the motion. The motion passed by unanimous vote.

Residents' Comments: Marty Schy would like to recommend reallocation of the reserve accounts, adjusting them to more accurately reflect possible cost and use. He mentioned several reserves which

Sheryl Wells agreed that they needed further review. She will be visiting with Sue Solloway to determine what methods were used to arrive at the distribution. She will also clarify with legal, how or if monies can be moved from one reserve account to another. Marty offered that he and other residents have expertise in construction and could assist on calculating costs for a new roof.

Marty Schy also worked with the committee assigned to look at road resurfacing, etc. Jacque was helpful and stated he felt that our roads would last another 10 years before anything major was required. They did look at cul-de-sacs and felt that 13th Avenue was the worst. The cul-de-sacs get lots of wear and tear from the garbage trucks turning around. He put together a proposal of what he and the other members felt would be a good solution. He submitted paperwork to support his proposal.

Marty and others looked at all the drains within the complex and shined lights through them. He is confident the drains are clear, even of sand. The slow drainage problem is just a Florida issue. Florida is flat and things drain slowly.

Mike Childs reported on his meeting with Florida Power & Light. He had requested an evaluation from them on our energy issues. He submitted a full report from Florida Power & Light to the Board. The Association has three accounts with FPL (unfortunately 2 were still in Blair's name). On the one in PVR's name, FPL is willing to return to us 36 months of taxes in the amount of \$1,500 which PVR is not required to pay. They also stated changing the windows would not do anything for our energy efficiency and would not recommend it. Florida Power & Light recommended changing the thermostats to programmable ones in order to raise the temperature overnight (say 9 to 9). FPL felt that could save approximately \$650 per year. Another suggestion was to change the time the sprinklers go on and off. Herb Wells did not feel changing the sprinkler times was a good idea. We just got everyone on the same page, and it seems to be working rather smoothly. Don't really want to upset that.

Mike Childs also found out that the county has lowered the impact fee for selling your lot from \$5,500 to \$2,000.

Joellen Bellaire wanted to be sure that if a programmable thermostat was purchased that it not be so complicated it was worthless.

Motion was made by Dave Berglund to adjourn, seconded by Fred Sterling. Meeting was adjourned at 7:53 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____