

PALM VILLAGE RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCOTOBER 29, 2015

President Sandy Landis called the meeting to order at 6:30 p.m. Roll call was taken by Bobbi Wilkins with the following members present: Sandy Landis, B.J. Bolling, Bobbi Wilkins, Rosalie Stinson and Diane Timmons. Fred Sterling was absent.

Treasurer's Report by B.J. Bolling gave the following information:

Emergency Fund	\$ 10,000.00
Operating Checking	\$ 34,281.35
Reserves - Money Market	\$184,276.59
Petty Cash	\$ 100.00
Social	\$ 4,824.10
Accounts Receivable	\$ 27,650.30
Total Checking/Savings	\$233,482.04

Sandy asked for a motion to dispense with the reading and approval of the September 24, 2015 meeting minutes. Motion was made by Diane Timmons, seconded by Rosalie Stinson.

President's Comments: County Commissioner came out last week and took a look at the Widden Ditch, because of the way the debris had been pulled up. Sandy received a phone call from the Public Works Director who said that is the way they do it, he suggested when the lawnmowers came through that they chop it up and throw it back into the ditch. Charlie's has taken a path, where it was the driest, and every time they mow will mow off more of it. She asked the Public Works Director if he could think of another method next year, but she does not know how that will work out.

Sandy called the Post Office today to find out what their plans were to fix the damaged box. She was told ordered the replacement after they got the OK from risk management. As soon as they get everyone to write-off on it, they will have a better idea of how soon they will get it in and replace the box. Sandy asked her to please give her a call when she had a better idea when this would be done.

Sandy redid the Statistical Summary that she has done for the past three years. As of beginning of October and has copies if anyone is interested. Which is a snapshot of demographics as of the beginning of October 2015.

Bobbi is still looking for more volunteers to help with the elections. It would be nice to have a few more if possible, so if you can help out let her know. Marilyn Yoder and Rosie Cassetty will also help.

Tom McCain said he should be able to come out next week and work on the South Ditch.

For the past year we have been saying that we are one Board member short, due to resignation of Carl Fritz. We have drafted a member who is willing to fill in. Sandy asked for the Board Members of their thoughts of having Ford Cook join the Board. Everyone was in favor of having Ford Cook join the Board. His term will last until January of 2017.

Old Business: B.J. and Fred wanted to get more quotes on the palm tree trimming. Fred had two quotes; one is from Collins Tree Service, who does Seminole Cove once a year at \$32.00 per tree. The

other one is Angler's Tree Service, they do the KOA and Windy Woodman's trees and they charge \$20.00 per tree. Both services if the trees are trimmed correctly they would only have to be trimmed once a year. The other quote is the contractor through Charlie's, because his equipment is not tall enough to get to the trees. Which is Joe's Landcare at \$24.00 a tree He did the trees last May-June. Ed Cassetty wanted to know if they were going to use spikes or bucket truck to trim. He suggested that only a lift be used. Now we have to decide when we want to do this, do we want it done this fall or wait till next year before hurricane season. Bobbi thought we should get this done as soon as possible because of all the growth that we have had and many residents need their tree trimmed now. B.J. said that they told her if they are trimmed correctly they should only have to be trimmed once a year. Ed suggested that if we do any trimming on them we do it just before the next hurricane season, that way should hold us till the next season. B.J. suggested that if we have it done now that they do not cut them so drastic and have them done before hurricane season again. Sandy said if we waited till next spring and individual wanted their own trees trimmed that could be done. However it will probably cost them more than the \$20.00 per tree. B.J. said she would call then and see what they would charge for individual trees. She also suggested that maybe we could get them done all done in February. We need to decide on which company that we want to go with. Sandy said if we wait till February we will not have to make as many phone calls to see who wants their trees done. B.J. made a motion that we use Angler's that we get the trees trimmed in March and she will call him and see what he would charge for those that want to get their trees trimmed now. Motion was seconded by Rosalie all were in favor. Motion passed unanimous vote.

Don Landis told us about the Landscaping issue in brief explanation as to what this involves.

Mulch needs replaced along with many of the bushes. Charlie's comes in once a year to replace mulch, but has been done so much that it getting to high and needs to be removed. Don trimmed the some lirapes by the shuffleboard courts to see what they would look like and seems to look much better. He thought we could possibly just remove them and putting the mulch back and another was putting the mulch back and leaving the lirapes.

A suggestion was made to him about just removing the mulch and putting in lava rock.

In review the cost there is a big difference between the mulch and the lava rock. To take out the lirapes and the mulch and replacing with lava rock would be approxiamtely \$3,600.00 for 3 inches and another \$1,000.00 for 4 inches. Which would be around the building and the shuffleboard court area. The front is another issue. There is a lot of work needs to be done there. Removing the unsightly plants and removing the mulch and adding lava rock would be about \$1,100.00. We will have to put some kind of a barrier system in to hold the rock or mulch, which will be an additional expense of about \$400.00. The cheapest way to go would be to have Charlie's take out the mulch and put in new mulch would be \$1,300.00. If we go that way we will still have a maintenance issues and replacement year to year. Don said when he went to trim a lot of the mulch got wasted because he had to dig it out.

Bobbi stated that if we used the lava rock it would pay for itself in about 3 years and have a lot less maintenance. Don was asking how much upgrade does the Board want to do. Bobbi said she was in favor or the lava rock and would avoid a lot of maintenance that we have to do now. Ed said we would probably be saving money using the lava rock instead of doing the mulch every year and much easier to care for. Plus he said if there is a good weed barrier down you do not have much spraying to be done. Rosie suggested that it could also be possible that we could

think about doing some zero-scaping with rocks and planters, an irrigation system in the planters.

Tom McCain thinks we should be taking out the large bushes in the front of the Clubhouse as they are getting to the point that they are so old they are going to start dying.

Don said that if we put back any flowering type bushes then we will need volunteers to take of these. B.J. suggested we stay away from these as we can not get volunteers to do this work.

B.J. suggested we table this till the next meeting. Don will try to get more accurate pricing on the ideas that we have. Diane Timmons suggested that we go with simple and try to keep things in that prospective. Tom will come out and remove what we wish to get rid of with his equipment and will call the correct authorities before he digs anything up. B.J. suggested we take all the plants out from everywhere and only have some small bushes in the front.

B.J. checked on getting pricing on maintenance repairs, to see if she could get better pricing that those that had been quoted to us. Rhonda and B.J. did the message board and the mailbox post, thus we only had to pay for the stain that they used. She and Rhonda are going to paint the board for the shuffleboard courts. Prep and prepare cleaning of fish cleaning station, fence around that area and golf cleaning cart area, bike rack paint or new rack she has not checked this out yet. Tony Adkins volunteered to take care of cleaning the fish cleaning station area at no charge. Will check after he is done to see what else needs to be done and try to get someone to take of this.

Social Committee: Bobbi Wilkins

Resumes are needed by December 1 to run for the Board. There are three positions up for election in January.

Proxies need to received five days before the Annual Meeting. Any questions give me a call.'

Friday November 6 - GEO at Beef O Brady's - 1:00 p.m.

Friday November 6 - Yard Sale preview from 3 - 5 p.m.

(If you need tables Millie Childers will be in Clubhouse on Thursday from 4 -6 p.m.)

Saturday November 7 - Yard Sale 8 -12 p.m. If you have left over items and want to donate them to Hospice call me and I will get them picked up.

Thursday November 10 - Ladies Tea - 1:00 p.m. Rosie and Mary Fritz will be hostesses

Saturday November 21 - Pot Luck Dinner - 6:00 p.m. Breakfast for Supper. Please bring breakfast item and sign up so we know how many to plan for.

Thursday November 26 - Thanksgiving and we wish everyone a happy turkey day. There is nothing being held at the Clubhouse for Thanksgiving.

Cards 1:00 p.m. - Monday and Thursday

Water Aerobics Monday, Wednesday and Friday 4:00 p.m. weather permitting.

Euchre at 6:30 p.m. - 2nd and 4th Wednesday of month, November 11 & 25.

Next Board of Directors Meeting will be on November 19, since Thanksgiving is on the 26. Also December Board Meeting will be on December 17th as Christmas is on 25th.

Friday December 4 - GEO at Lakeside Grill - 1:00 p.m.

Friday December 11 - Tour of Tables - 6:30 p.m. Please sign up to sponsor a table. We will tour the community then come back to the Clubhouse for refreshments.

We need help putting up the Christmas decorations and lights. Need someone to take charge and set up time and date. Please let me know asap if you are willing to take charge of this or help.

We have also started on the fashion show which will be February 11, 2016. Come to the tea to find out additional information.

Compliance Committee- Rosalie Stinson

She and Jerry went out on October 21. Will be going out in afternoon from now on so they can see roofs that need to be pressure washed. She made some phone calls and sent one letter.

ARB - Nothing to report

Membership Committee - Sandy/Bobbi

Have not had anyone to interview. Heard of a sale, but does not require another interview as they are already a resident.

Website - Nothing

Clubhouse/Common Area

Don Landis thanked Tony for volunteering to power wash and told him we had a power washer if he would like to use that he can.

Fish Cleaning Station: He noticed that the light has been out. He made sure that everything is on which it is, just the light bulb has burned out. The outside is atrocious and the inside is even worse with blood guts dripping all over the new floor, blood in the freezer and fish guts in the freezer. We do not know who is suppose to be taking care of this, but something has to be done at taking care of this problem.

Ponds & Sprinklers: The irrigation system is on now with regular hours and since there are new residents we may need to get something passed out with the hours and days that the system can be used. The bulletin board with the Board information could be used to post this information. A reminder of when system can be used is determined by South Florida Water. Association has rule that we can only water 1 day per week. There is a leak in the system which is on 13th Avenue, the valves have been turned off for that zone, so the leak can be found. There is apparently a bad valve on that zone. Even though the valve has been turned off there is still a leak on private property, which resident has asked Don to have it fixed which he will take care of getting this done. So we need to determine if we need to fix this valve or just turn it off, that is in the sprinkler box and is a huge valve, which will cost a lot of money to fix. There are a lot of these valves and we may start running into this problem, as everything get older. B.J. suggested we wait to see if this creates a problem later, then we should get it fixed.

Front Entrance: Will start watering this week;

Pool: Needs to get leak fixed, concrete repaired on the deck and painting done. Don will coordinate these to get everything done at same to time. Which will mean the pool will have to be closed for several days. We need to wait on dry weather so the paint will dry. It did not get done over summer because of the rain.

Lawn: Will start on winter schedule first week of November, which is every other week.

Weed Control: Roads and Clubhouse area have been sprayed.

Sunshine Committee: Rose Wermer

Sent sympathy cards to Hugh & Cathy Algers, (on loss of their dog) Family of Judy Meadows and Tim Wheeler on loss of his Father.

New Business: Nothing.

Resident Questions/Comments: Ed Cassetty commented on the water of one day a week, which is not enough to keep the plants watered. Sandy told him that our permit for the pond is for only one day per week and how much water we can use, the Board voted on only one day per week.

Motion made by B.J. to adjourn the meeting, seconded by Bobbi. Motion was passed by unanimous vote. Meeting was adjourned at 7:40 p.m.

Respectfully submitted by:

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Bobbi Wilkins, Secretary

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