

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, January 31, 2013

The Board of Directors meeting was called to order Sheryl Wells at 7:45 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.

Sheryl Wells then asked for nominations for the new Board officers. Jerry Slafsky made a motion that the previous officers continue with the exception of the Treasurer, which should be Sue Solloway. Sandy Landis seconded the motion, and it passed by unanimous vote.

President Wells asked to dispense with the reading of and the approval for the minutes of the December 27, 2012, meeting. Sue Solloway made a motion to accept the minutes as written and Walter Bell seconded the motion. The Motion passed by unanimous vote.

The Treasurer's Report was given during the Annual Meeting.

Rhonda Smits asked if the 2013 Budget had passed and Sandy Landis confirmed that it had.

Beautification Committee: Abner Stolfus explained what he had in mind for this committee. He stated that one of his concerns was the condition of the fencing, but it had been cleaned up by Charlie's. He also liked how Seminole Cove landscaped their front lawn area, specifically the mulch around the palm trees. The Board had been informed by Charlie's in the past that mowing up to the trees was easier than mowing and trimming around a mulched area. Abner indicated he would be willing to head up a committee to come up with some possible plans for improving the look of the entry and come back to the Board with suggestions.

Don Landis mentioned that whatever is decided needed to take into consideration the elaborate sprinkler system and piping when digging was involved. Don has contacted Charlie's to assist in reworking some of the sprinkler head to catch the dead spots. There should be another ½ dozen heads, but they are either buried or don't exist. He believes we could do some fertilizing and weed control which would help the appearance. Don also wondered if the rocks in the median should be replaced as they are very sparse and discolored.

Quote for Replacement of Windows in Clubhouse: The preliminary quote to replace the single-pane windows with double-pane, safety windows was approximately \$14,000. Sheryl Wells would like to contact Florida Power & Light to see if they would come out and do an evaluation and recommendation. The reason this has been investigated is because the windows leak and let in pests.

Jerry Slafsky doesn't believe the double-pane windows will keep out the pests. He believes it would be a waste of money. Maybe the Board could contact Ron Andres (he works in construction and with sales of windows) for his evaluation.

Signage for "No Trespassing, Private Roads": Fred Sterling reported that because of lack of interest at a previous meeting, he has not pursued these signs.

A brief discussion took place regarding how to address solicitors in the park. In some instances, our signs are ignored.

"For Sale by Owner" sign: Jerry Slafsky reported that the sign is on site, and he asked for volunteers to install it.

Committee Reports: These were heard during the Annual Meeting.

Jerry Slafsky mentioned he was a little hard on Fran regarding the two lots owned by Florida Living. However, we don't have a history of what action has been taken with regard to Florida Living so that the Board can report that information. Sheryl Wells stated that there are specific procedures which have to be followed. She has prepared some of the letters, and our attorney has prepared some of the documents. She will find out if there are any other agencies that can assist us (i.e., County, Health Department). We are unable to go on the property to do any kind of inspection because it would be trespassing.

Jerry Slafsky would like to see a spreadsheet of action taken.

Herb Wells mentioned that if we are successful in obtaining ownership, there are tax liens of approximately \$6,000 on each lot that would have to be paid. Sheryl Wells stated that if we are successful, then we would have to decide what to do with the homes and pay to have them moved. She will put together a spreadsheet on the progress.

Don Landis and Marty Schy both felt the attorney should put something together rather than taking up Sheryl's time. In that way, the expense would be spread to all members, not just to her.

Motion to adjourn the meeting was made by Jerry Slafsky and seconded by Dave Berglund. The meeting adjourned at 8:15 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: _____