

PALM VILLAGE RANCH Board of Directors meeting

September 29, 2016

Fred Sterling called the meeting to order at 6:30 p.m. Diane Timmons called the roll and those present were Rosalie Stinson, Bobbi Wilkins, Sandy Landis, Fred Sterling, Verna Fredericks, Ford Cook, and Diane Timmons. All present.

Fred called for a motion to dispense with the reading and the approval of the August 25, 2016 meeting minutes. Bobbi Wilkins moved to approve the minutes. Sandy Landis seconded. Motion passed.

Treasurer Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,106.62 in the Money Market account which is the reserves, \$66,486.42 in the operating checking, \$100 in petty cash and \$4,374.12 in social checking, totaling \$290,067.16. I have not yet transferred money out of the reserves to cover some of the items discussed. Ford Cook moved to accept the Treasurer's report. Bobbi Wilkins seconded. Motion passed.

Sandy Landis was asked about tree trimming: The trees around the clubhouse have been trimmed. When the winter people come back, we will get a signup sheet ready and we will do whoever else wants to get their trees trimmed — probably before the end of the year. Two companies have given us prices, one for \$23 per tree and the other for \$25 per tree, but he is asking for a minimum of 50 trees to make it worth his while. The HOA alone has more than 50 trees at the front entrance.

New business: Sandy Landis reported on the Marketable Record Title Act (MRTA) information that was sent to the membership. Within 30 years of the first filing of any governing document for an association, you have to preserve the documents. If you don't, they go away and cease to exist. Approval to preserve those documents is what I'm asking the board to do tonight.

Question from the audience: will they be digitized? Sandy said she doesn't know how they are going to do them at the courthouse. Our attorney will be handling the actual filing. We have to reestablish them every 30 years, and we are at year 27, so rather than leave this for a future board, I wanted to get them preserved.

Bobbi Wilkins moved to preserve our documents as required. Rosalie Stinson seconded. There were no questions. Motion passed.

Sandy will make sure the attorney gets copies of the appropriate documents, which includes a copy of the notice sent to the membership. It must also include a copy of all of the lots and owners, the minutes from this meeting, plus an affidavit stating when the notices were sent. The attorney estimated the cost at no more than \$2,000. But, it has to be done.

If you are wondering about the 30 year timeline, it is not when the association itself was formed, but rather it goes back to the very first filing for Palm Village Ranch which was clear back to 1989.

No old business.

Social committee: Bobbie Wilkins

- Friday, Oct. 7: GEO will be at Lightsey's. Be at the clubhouse at 12:30 p.m.
- Tuesday, Oct. 11: Ladies tea is at 1 p.m., bring your teacup and enjoy a light lunch. The social committee will do the planning for the following month after the luncheon.
- Saturday, Oct. 22: Pot Luck dinner at 6 p.m., with a birthday party theme, to celebrate everybody's birthday all at the same time.
- Wednesday, Oct. 26: Clubhouse will be closed for a private party until 5 p.m.
- Thursday, Oct. 27: BOD of Directors meeting at 6:30 p.m.
- Ladies are playing cards on Monday and Thursdays and all are welcome. The next euchre game is at 6:30 p.m. on Tuesday, Oct. 11 and 25.
- Men play poker every Tuesday at 6:30; however, anyone is welcome.

Compliance report: Rosalie Stinson with Jerry Bolling went out on Saturday, Sept. 24. She had to send out two letters. She left a second notice on a door for a roof cleaning violation. A tree was hit by lightning, but that is being taken care of by the resident. Rosalie has spoken with two new homeowners who were under the impression that the homeowner's fee would take care of weeding and trimming their bushes. She informed them that was not the case. She also went out after dark to check street lights and all are lit except one on 8th Way.

Architectural Review Board (ARB): On Sept. 14, 2016; Michael Kaiser was approved to put a new shed and carport on his property at 4331 SW 13th Ave.

Question from the floor: What approvals are needed for a handicapped ramp? Ford Cook stated that approval from the county is needed. The county will be restrictive about the plans, slope, etc.

Membership committee, Bobbi Wilkins: M.J. and Gary Bach bought Kaiser's house on 11th; Lois Carney's house has a contract on it; Pat Brown's house on 8th Way (next to Ford Cook) has a contract on it with closing on Oct. 22. Lois Carney on 11th is closing first week in October. Terry Farnham's home sold to George Martin and Barbara Bobseine.

Sandy Landis said there have been 14 sales on 21 lots since January 2016.

Website: Nothing to report

Clubhouse and common areas: Don Landis reporting for Bobbi Wilkins.

Pond and sprinklers: Nothing on the pond but the irrigation is shut off for a while, since we are getting a lot of rain. Don has been trying to raise some of the sprinkler heads at the entry because they were down too low and would not spray correctly. He was getting blisters so he called in the pros. Don put some new flags up at the front of the park. The board had the curbs cleaned throughout the association. They look good. The new sign is up on the pool which clarified opening times. It eliminates smoking around the pool. There is a fine for smoking in the pool enclosure. If we fine someone, there is an appeal process before we impose the fine.

Ford Cook suggested we should put up a couple “No Smoking” signs around the pool. We should put them up where people used to smoke. The ashtrays are now in the back of the building.

There were some suggestions from the audience on where to place the ashtrays that used to be by the pool. Rosalie suggested they can take their butts home with them.

Weed control: Joe Cirillo has been checking on the weeds in the roads. They are still okay.

Clubhouse: Don also put a flow valve in one of the toilets. We had a roof repair done to the clubhouse because there was some leaking when it rained. Wind blew rain under the metal cap at the peak of the roof which was replaced.

Sunshine committee: Bobbi Wilkins reports that Mary Ann Eastlack sent out four get well and two sympathy cards this last month.

B.J. Bolling commented: B.J. got a really nice rug for the clubhouse entrance, but found some grease marks on it that were very hard to remove. (The thought was the grease came from the grill.) The shed out back is for the grill, but instead a ramp used for the fashion show is being stored there. We need a storage place outside for the grill to make it really easy to use. People rent the clubhouse and also use the grill during shuffleboard. It is used for potluck dinners as well. People are supposed to clean the grill after they use it. They have been grilling under the trees near the pool, because it’s hot in the sun. The grill is not supposed to be stored inside this building with the tank on it. We need some volunteers to make a ramp and a level floor for the grill shed which is right out the back door. With those improvements it would be easier to get the grill stored properly in the grill shed. Then they could also grill right in back. We need a price for the materials for the improvements. Item was tabled to obtain costs.

B.J. has another idea: We have talked about painting the big meeting room inside the clubhouse, but because we have spent a lot of money this year, we shouldn’t paint the whole clubhouse interior, but what do you think about painting just the doors white to brighten things up? The idea was discussed, and it was determined that we don’t have any spare paint around that is any good any more.

For discussion: Let’s have a work weekend. Why don’t we clean out that utility room. There is old paint, an old bookcase that needs to be thrown out. The old paint needs to go to the county for proper disposal.

Bobbi Wilkins: From social budget, may we spend \$250 to buy actual cloth tablecloths, in white, instead of using the plastic we are using now? They will be washed as needed. Ford Cook moved to buy the tablecloths for \$250. Motion was seconded by Rosalie Stinson. Motion passed.

Bobbi Wilkins: Wants \$300 from the social fund to finish decorating the front of the clubhouse. Discussion: who will bring them in when the hurricane comes? The people who placed the pots. The suggestion was to buy 3-6 more pots for décor. B.J. owns some of them so we need to replace

those. The pots and bird look nice. Show of hands? Could we have the option to put more pots out? Some board members feel there is enough décor out front. It was decided to table this.

Claudette Benton: asks about replacing the mailboxes. She had heard there was discussion about replacing them. What is the status? The boxes belong to the postal service not the HOA. No one has contacted the post office, but it takes forever to get anything done. You can take a photo and present it to the postmaster in Okeechobee. PO is also responsible for the concrete under the mailboxes. Some are getting ratty. Claudette has offered to take this on. One person in the audience has gotten wet mail and the post office needs to know about that. We are not allowed to paint the boxes even though some are rusty. The locks are getting difficult as well.

Mary Lou Brenenstuhl: She has just inherited a 3-pound dog. She has a fence in the back yard that has been there since previous owners, but it has an opening. She would like to replace the whole fence. It needs to be vinyl black or green. It cannot be wood or galvanized. You do not need HOA approval if this is a replacement, but you will need to go to the county for a permit.

Sandy and Leon Stitt: Sandy has a comment. She is wondering why all the trees in the island in front of the clubhouse are getting beat up at the base by the weed wackers. Maybe there is some protection we can put around the bottom of the trees to limit damage by weed trimming. Don Landis will speak to the lawn company about this.

At 7:12 p.m. a motion to adjourn was made by Bobbi Wilkins, seconded by Ford Cook. Motion passed.

_____ Submitted by Diane Timmons, Secretary

_____ Approved: