

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
July 25, 2019

I. CALL TO ORDER:

President Jim Gallagher call the meeting to order at 6:30pm.

II. ROLL CALL OF OFFICERS:

PRESENT: Jim Gallagher, Gary Bach, Darlene Plants, John Buccino, Leon Stitt & B J Bolling
ABSENT: ED Cassitty

III. PLEDGE OF ALLEGIANCE

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of June 27, 2019. A motion was made John Buccino by and second by Leon Stitt. Motion passed

V. TREASURER'S REPORT:

B J Bolling presented the Treasurer's report reflecting the following:

Emergency Fund	\$10,002.26
Reserves	\$318,441.03
Operating Checking	\$87,896.32
Petty Cash	\$100.00
Social Checking	\$7,553.47

Motion to accept the Treasurer's report was made by Darlene Plants second by John Buccino. Motion passed.

VI. PRESIDENT COMMENTS:

President Jim Gallagher:

I would like to thank everyone who helped with the mailboxes it went very smoothly. I also want to remind the residents that they need to stop at the stop signs even in their golf carts.

VII. **OLD BUSINESS:** No Old Business

VIII. COMMITTEE REPORTS:

a. SOCIAL COMMITTEE: Marilyn Yoder

GEO	Aug. 2, 2019	1:00pm	Kahootz
Ladies Tea	Aug. 13, 2019	1:00pm	
Pot Luck	Aug. 24, 2019	6:00pm	
Board Meeting	Aug. 29, 2019	6:30pm	
Bingo	Aug. 7 & 21	6:30pm	
Euchre	Aug. 14 & 28	6:30pm	
Game Night	Aug. 6 & 20	6:30pm	
Men's Breakfast	Aug. 20, 2019	8:00am	

b. COMPLIANCE COMMITTEE: M. J. BACH

One resident had mold on their house and sidewalk. Gary and myself pressured cleaned it. Jim Gallagher repaired several lights that were out and pressured washed a resident's roof. Gary Bach also repaired a light. The board is going to have a problem very soon. The Bass residence at 4351 SW 11th Way. It has not been taken care of since Linda Bass passed away in April and her son Michael Edwards passed away in June of this year. There is a quick claim deed from Lynda Bass to her son Michael Edwards. The house was not deeded to Michael's wife Kim. So, I'm assuming that it will be in probate court. I have not found anything in the court records yet. I took the liberty of drafting a letter to the realtor that is selling the property. I sent it to Darlene Plants to mail to the realtor. Darlene Plants, I was mailed out July 19, 2019 as of today no response realtor. The property has issues weeds, broken lattice and roof repairs. Just FYI compliance has done what they can now its up to the board.

Tree Trimming, I understand that the HOA will be trimming the trees in August. If your trees need trimmed prior to the scheduled time you should hire someone to do it. I would like to have this in the minutes so the snow birds will be able to see it. Welcome back, Michele Baldwin she will be resuming her duties with compliance. Michele, I gave a notice for someone parking on the grass on my way up here. Jim, thank-you M J Back for filling in.

c. ARCHITECTURAL REVIEW BOARD: Jim Gallagher

We had one ARB meeting this month for Joe and Janet Long. They are replacing their existing garage with a bigger garage. The ARB board went over the plans and he is in compliance.

d. MEMBERSHIP: DARLENE PLANTS

Lee Leach and Patty Pennington lot at 1408 SW 44th Blvd
Samuel and Diane Vuleta residence at 4311 SW 15th Way

e. SUNSHINE COMMITTEE: Rose Werner

Not in attendance

f. CLUBHOUSE & COMMON AREA: Gary Bach

The front entrance is looking good, the landscapers are trimming around the mulch areas. The weeds are under control out front. The pond is at a good level. We had an issue with the sprinkler timer. I noticed that at 9:30 the sprinklers were still on. So, I went to the pump house and discovered that the timer turned on but did not turn off. I contacted Jim Gallagher to get authorization to purchase a new timer at a cost of \$40.00. I installed it and it is working fine. Jim, thank-you Gary for doing the timer. Also want to thank the people who trimmed the trees out at the front entrance. It has made a big difference plus it won't set off the cameras 600 times a day.

POOL: ABNER STOLTZFUS: Abner Stoltzfus

He is not present, Michele Baldwin question whether we had the maintenance done on the pool cover. Jim, I do not know we will check to see if it was done. I don't know if we can open it up all the way because of the ladders. Abner, is working on a solution for the ladders. Michele, I have noticed rust spots in the pool. Plus we have issues with the pool level.

LAWN: BILL BUCHOLTZ

Not present, Jim said that Bill has purchased a new pump for the sprayer. The only thing That he will need is one more chemical. The lawn is looking pretty good.

IX. NEW BUSINESS: Pool

Jim, I would like to have Gator Pools give us a price on getting a leak detection test done.BJ

Don Landis has done a leak detection test a few years ago. He determined that is was just Evaporation. Don placed a 5-gallon bucket in the pool and after 24 hours the level in the Bucket and the pool were the same. Resident commented do we know how much water We are adding. Jim will get with Don and see about doing the bucket test.

Floors in the Clubhouse

We got 3 estimates to have the floors done and they range from \$5,700- 1,578. This Includes everything in the clubhouse except the pool room. The company that we will Clean, strip, and re wax the floors. There is a sample of one of the companies over by The bulletin board that was done by one of the companies. Estimates from the company's
Paradise Cleaning \$5,751.30
All Bright Floor \$2,790.00
F & R Floor Maintenance \$1,754.00

F & R Flooring gave us a 10% discount for being a new customer bring the total to \$1,578.60
With no sale tax. With all of these bids there is no removal of furniture. We should be able to put a lot of stuff in the pool room and the storage room. John wanted to make a comment about the number of coats of wax. I company said 4-5 coats and the other said 3-4 coats. I would like to stipulate that they do 4 coats. BJ, what determines 3 or 4 coats? Darlene, it depends on the amount of damage to the floor. F & R Floor did a sample with 2 coats of wax and it looks good. John, I make a motion we go with F & R Flooring with the situation that they do 4 coats of wax. BJ, so if they don't want to do 4 coats, we won't use them. Jim, I think it is their discretion. Resident comment, when was the last time the floor was done? How long will it take? Darlene, it has been several years and it will take all day for them to get the floors done. John Buccino made a motion to accept F & R Floors bid second by BJ Bolling. Motion Passed. The clubhouse will be closed for at least 3 days.

Certificates of Deposit

BJ, I would like to look into putting some of our reserve money into CD. John and myself have been looking into see where we can get the best rate. John, I went to two different banks and one does not do CD for HOA's. Sea Coast has a 3-month penalty also there is a 40% tax we still are gaining 60 %. Resident comment, what about municipal bonds. That will not work because we need to have quick access to the money. Leon, can we do \$50,000 CD'S. BJ, I would like to do \$150,000. Some banks will withdraw once or twice a year with out penalty. Leon, I'm just concerned about being penalized. John and BJ will look into the CD'S. BJ, I would like to get a vote to get the CD'S. John Buccino made a motion second by Darlene Plants. Motion passed. Michele Baldwin, asked about the risk. BJ, you don't put the money in anything that would risk it. Jim, it would increase the money in the road fund, we are going to need to do repairs the roads in the near future.

Gary Bach, there is something I would like to discuss about the landscapers damaging the skirting, paint and aluminum siding. At one of the meetings it was discussed that new owner do a 12-inch barrier around their house. This would help keep the landscapers from damage your home. This would be voluntary and I would like to see it put in the new resident rules. BJ, I think that we can suggest it and let them know that the landscapers won't be responsible for any damage. Bobbie Wilkins, in the landscaping contract they suggest 12-inch pavers. Jim, I did not see that in the contract I will read it again. Gary, their contract is up in November. I think that we might want to get a few estimates from some other companies. Jim, I think we need to table this issue about the pavers and revisit it at a later date.

Resident, I would like to talk about these construction company's obeying the speed limits. Jim, the issue is that some of these sub-contractors only come in here once. We will notify the contractor. BJ, is it everyone's reasonability to try and stop these people? Jim, the problem with that it might put the resident in harms way. Jim, I stopped a comcast driver. He told me that he was looking for a comcast post and I had no right to stop him. I told him that his company knows that we have no post in here. We own the roads so if it happens again get the tag number and we can call the company.

X. RESIDENTS QUESTIONS AND COMMENTS:

Claudet Benton, I suggest we put a sign-up sheet for game night. Also, because 10th Ave had to wait for their mail box was the pad pressured cleaned. MJ, Gary and myself will get it done. I got one request to send out an email about the mail boxes. I got two reply's, this is information only e-mail. BJ, I think it will take a little time for people to get used to it. Claudet Benton, I will do some adjusting to the emailing system.

Perkie Stitt, I'm not sure who handles the sprinklers in the flower pots out front. The flowers are dying. Gary is not is not sure if there is water to the pots. Jim, stated that they have drip hoses but is not sure if they got hooked back up. Gary will check out the flower pots.

Marilyn Yoder, I know all the mail boxes were to be taken to the scrapyard how much money did we get. Jim, the post office took all but the parcel lockers. We are thinking of refurbishing them. Perkie, how come the last set of mailboxes don't have numbers and I don't want # 13. Jim, the numbers are already done and your box will be #13.

Gene Bond, you might want to suggest to Abner that he go to West Marine for the hingers for the pool ladders. Jim, said they will have to be special made.

XI. ADJOURN THE MEETING

Motion by John Buccino second by BJ Bolling meeting adjourned at 7:20 pm

Darlene R. Plants, Secretary Palm Village Ranch