

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

President Sheryl Wells opened the meeting at 6:31 p.m. The roll was called and the following Board members were present: Sheryl Wells, Walter Bell, Sue Solloway, Dave Berglund, Jerry Slafsky, and Sandy Landis. Fred Sterling was absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the September 26, 2013, Meeting Minutes. Sue Solloway made the motion, and it was seconded by Walter Bell. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report to those in attendance. She briefly reviewed the handout. There were no additional questions or concerns.

President's Comments: Sheryl Wells' announcement that she had submitted her resignation effective at the Annual Election meeting in January 2014, needed further clarification. The By-Laws clearly state that the Board shall elect someone to fill her unexpired term. Therefore, she has asked the Board to give some thought as to whom they might want to nominate. She also questioned whether the Board might want to wait until candidates declare their intention to run and choose one of those individuals. This nomination and approval must be accomplished by the December 2013 meeting.

There are two director positions that will be up for election in January.

Secondly, the Association has always permitted nominations from the floor the night of the election. However, there is new language in the 2013 Florida Statutes which reads:

§720.306 (9)(a). . . "All members of the association are eligible to serve on the board of directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held; however, that if the election process allows candidates to be nominated in advance of the meeting, the association is not required to allow nominations at the meeting."

The question is: Does the Association want to follow this statute and not allow nominations from the floor or continue in the manner that has been followed in the past? Considerable discussion ensued regarding proxyholders inability to vote on those nominated from the floor and not being able to include those individuals in a "meet the candidates" night. Others felt that anyone who wants to serve should declare their intentions ahead of time and not wait until the night of the meeting.

Dave Berglund made a motion that there be no nominations from the floor the night of the meeting. It was seconded by Sandy Landis. Additional discussion occurred. Sheryl Wells asked Dave if he would be willing to amend his motion to have no nominations from the floor unless the number of candidates is less than the number of positions vacant. Dave declined to amend his motion. The vote was Dave and Sandy as yes and Walter, Sue, and Jerry as no. Motion failed. It was decided to broach this subject at the January meeting before the full membership. It will be placed on the January agenda.

Old Business: Report on Cost of Clubhouse Gable Vents – Mike Childs: Mike relinquished the floor to Walter Bell who reported on this item. Walter had received two bids. One from Big Lake Roofing in the amount of \$2,490. The second bid was from Ted Star Construction at \$1,390. They also bid on the two back doors leading out to the pool in the amount of \$950.00 including permits. Some explanation as to what is currently in place and how it was to be repaired took place. Walter Bell made a motion to

proceed with the work using Ted Star Construction. It was seconded by Jerry Slafsky. The motion passed by unanimous vote. Walter Bell and Mike Childs will handle coordination of this project.

Social Committee: Bobbi Wilkins reported the following:

- Friday, November 1, Girls Eating Out (GEO) at Pueblo Viejo at 1:00, meet at the Clubhouse at 12:30
- There will be NO election on November 5 so the clubhouse will be open.
- November 12, Tuesday, is the Ladies Tea at 1:00 p.m.
- November 13, Wednesday, work will begin on the indoor Christmas lights.
- November 16, Saturday, is the next Pot Luck at 6:30 p.m.
- November 17, Sunday, begin work on outdoor Christmas lights.
- Next Board of Directors Meeting is November 21 at 6:30 p.m.
- Next Wednesday, November 6, continued work on the Hospice Tree at 1:00 p.m.
- Cards are on Monday and Wednesday afternoons at 1:00 p.m.
- Euchre will be at 6:30 on November 13 and 27.
- December 13 is the Tour of Tables.
- Welcome back on January 11 at 7:00 p.m.
- February 1 is the Yard Sale.
- February 13 is the Fashion Show.

Compliance Committee: Nothing to report because we do not have a Compliance Committee. Jerry Slafsky asked if the roofing on the former Florida Living homes needed ARB approval and was told that it did not.

Architectural Review Board: Nothing to report.

Membership Committee: Sandy Landis stated that one of the new owners of the former Florida Living properties has been out of town, and she wanted to meet with both of them at the same time. That is scheduled to take place shortly after the first of November. Jerry Slafsky voiced his concerns about rumors that are circulating with regard to the former Florida Living properties. He is concerned that the new owners want to use these for short term (transient type) rentals. He wants to be proactive rather than reactive in this regard. Sandy Landis did state that our legal documents do prohibit a "business" which would prohibit that type of rental.

Sue Solloway indicated she had interviewed one new renter and that she will be interviewing an additional one when they arrive in Florida.

Website: Rhonda mentioned she had gotten a request for rental property within the community from the "Contact Us" section of our web which she passed along numbers and names to the appropriate individuals.

Clubhouse and Common Area Committee: Dave Berglund asked whether or not the Association was spraying weeds within driveways. The answer is probably not.

He also reported that the Health Department had been out to inspect our pool and the only problem found was a faulty thermometer.

Dave also mentioned that Carol and Bill Doucette were not going to continue maintaining our pool. The Committee is getting together to assess various options. Does the Association continue to maintain the area or should a contractor be hired? He has one price from a firm of \$360/month including chemicals. The Association currently pays \$300 plus buying all the chemicals. The Association does have a Workman's Compensation policy that would cover an independent contractor such as the Doucette's or the cleaning person for the clubhouse. If the committee comes to a consensus, the issue can be put to the Board by phone or email vote.

Dave has also been talking with Seminole Cove about their pool cover. They are very happy with it and it seems to be working quite well. He asked if the Association was interested in pursuing the purchase of a cover similar to Seminole Cove's. The cost could be between \$18,000 and \$20,000. The Budget Committee can take a look to see if it is feasible during the budget process; and if so, calculate it over a three year period.

Thank you to Mary Fritz for coordinating the purchase of the new lounge chairs in the pool area. There have been lots of great comments. Mary thanked Karen Childs for getting her the name of the company.

Pond and Sprinklers: Don Landis informed those present that this weekend Daylight Savings goes off and normally the time clock on the pump would be adjusted. Residents would also have to alter their time clocks. He asked if he should just leave the pump clock as is. The Board felt that would be the best solution. Therefore, no changes have to be made. Additionally, if a resident discovers a sprinkler head that has been cut off or other sprinkler issues that occur on their property, it is their responsibility to repair it, not the Association's or Charlies'. After time, sprinkler heads get dirty and don't always go back down. The resident needs to be vigilant and stomp them down if they don't pop back on their own.

Sunshine/Welcome Committee: Mary Fritz sent 1 sympathy card and 4 get well cards this month.

New Business: An item came up between last meeting and this one which they Board acted upon. A notice was received for an exception to the 55+ rule for renters. The renter in question was awaiting the closing of his home in Palm City, he is 53, and he would only need to rent for 2 ½ months. He would be out by December 20. The Board vote was 4 yes and 3 no. The exception was granted.

Jerry Slafsky indicated he had voted against the exception because he felt that it set a precedent, and the Association was traveling down a slippery slope. He cited two incidents: one we allowed an exception for one year, then they had to move; and the second, the resident remarried and had a child so they had to move. Sheryl Wells and B. J. Bolling both felt that the Board had the discretion to look at individual requests and decide on a case-by-case basis as to whether or not to grant an exception.

Motion was made by Sandy Landis to adjourn and seconded by Walter Bell. Meeting adjourned at 7:53 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____