

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
November 21, 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, B J Bolling, Darlene Plants, John Buccino, Ed Cassetty and Leon Stitt.

III. **PLEDGE OF ALLEGIANCE:**

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of October 31, 2019. A motion was made John Buccino by and second Leon Stitt. Motion passed

V. **TREASURER'S REPORT:**

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

Sun Trust Reserve	\$251,356.71
Emergency Fund	\$10,004.28
Reserves	\$68,475.70
Operating Checking	\$57,113.17
Petty Cash	\$100.00
Social Checking	\$7,124.05
Total Assets	\$394,173.91

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

VI. **PRESIDENT COMMENTS:**

I would like to have a moment of silence for Kat Mayo AKA as Kathryn Boruff. I would like to thank all you worked on the street gutters for their time, fuel and water. The gutters look a lot better.

VII. **OLD BUSINESS: Roads**

Leon stated that he has five bids for getting the roads done.

Sunshine Services	\$177,210.00	
Sunshine Services with concrete cul-de-sacs		\$236,304.00
CWR Contracting	\$150,134.00	
CWR Contracting with concrete cul-de-sacs		\$230,136.00
Action Jackson Seal coating	\$13,352.00	

Action Jackson quote is for patching and sealing the roads at a cost of \$13,352.00. CWR and Sunshine Services (see above) will mill and apply Asphalt. They will mill ¾ inches and put down 1 ½ inches rolling it to 1 ¼ inches. This will put it above the street gutters. They both gave us estimates on doing the cul-de-sac in concrete (see above). Resident question the thickness of the concrete he feels that it should be 8 inches instead of 6 inches, also it should have rebar put in the cul-de-sacs. Leon stated that he asked CWR about doing 8 inches of concrete in the cul-de-sacs and it would up the price by \$80,000.00. Leon stated when we asked for the quotes one company did core drillings. It was suggested that we do 2 ½ inches and roll it to 2 1/4, all of the roads are 1 inch thick. We need to build up the crowns in the roads so the water will run into the street gutters. Jim asked how long these quotes are good for Leon replied 90 days. Jim asked if they would hold the quotes until spring, Leon stated it would be iffy. Leon stated that the pricing has gone up steadily. CWR said they would hold the price for as long as he could not hold it until April. Jim asked if CWR would hold until January, Leon said he would call them. Jim stated that we would hold off making a disiccion about the roads until next months meeting. Jim stated we need to check with Sun Trust to see the availability of the money. We don't want to occur any penalties by withdrawing the money early. Jim stated that he thinks we should do the cul-de-sacs in concrete we are still under what we thought we would have to pay. Jim asked for a motion to table it until the next meeting. Leon made a motion John seconded. Motion passed. Roger Warner stated that we have a big pothole. Jim stated that we have to get some cold patch and patch it. Jim asked for volunteers, not takers. Jim stated that if he couldn't find any volunteers, he would do it himself. Marty Schy stated that we definitely need to have that concrete in the cul-de-sacs. Also, that we need to have rebar in the concrete. Leon stated that putting in the rebar would increase the cost by \$80,000.00. Leon stated let him see about the warranty. Leon stated that he would have more information at the next meeting.

AED

Jim stated we have already voted on purchasing an AED for the clubhouse. Since then we have had a member of the community concerned about the liability of having an AED. Jim stated that we have contacted our attorney and this is what he said. Is generally accepted under Florida law that there is no liability to an association associated with a decision not to purchase and maintain a defibrillator. The Act specifically “does not require that an Automated External Defibrillator be place in any building or other location or require an acquirer to make available on its premises one or more employees or agents trained in the use of the device.” Therefore, while there is some potential liability taken on by acquiring an AED, there is absolutely no liability in not having an AED on premises. Jim stated that the way he interprets the letter is that we have little liability by having an AED. The only liability is if we do not properly maintain the AED. Also, we need to have it in an accessible location and have people trained on it use. Resident asked if you have to be certified, Gary stated no just trained. Jim stated that the biggest liability is by not properly maintaining the AED. Gary Bach has volunteered to be responsible for maintaining the AED. Gary will test the AED as long as he is on the board. Jim stated when the new board comes on this board will have to make sure that the new board continues and test and maintain it. We should have records showing when it was tested and by who. The cost of the AED is \$\$1,795.00 we have a grant for \$350.00 and a resident has agreed to pay the balance. Jim asked if anyone had any objections about purchasing the AED, no objections. Jim asked for a show of hands who would like to volunteer to be trained, several residents raised their hands. Jim stated the we will line up training with the police or the fire dept. We do have several residents who are already trained on using the AED. Jim stated that Darlene can get in touch with the company and purchase the AED.

VIII. COMMITTEE REPORTS:

a. SOCIAL COMMITTEE: B J Bolling

GEO	Dec. 6,2019	1:00pm	Golden Corral
Ladies Tea	Dec. 10, 2019	1:00pm	
Board Meeting	Dec. 26, 2019	6:30pm	
Bingo	Dec. 4 & 18	6:30pm	
Euchre	Dec. 11	6:30pm	
Game Night	Dec. 3 & 17	6:30pm	
Men’s Breakfast	Dec. 10	8:00am	Pogey’s
Christmas Dinner	Dec. 25,2019	1:00pm	
New Years Eve Party	Dec. 31,2019	8:00pm	

BJ stated I would like to thank all the volunteers who do the little and big things around our community. We need volunteers to help up putting up the Christmas decorations. December 2, we need to come up to the clubhouse to get out the decorations and see if they work, Dec. 3 we will do the decorations. We do need some guys who can climb ladders. We will have the tour of tables and the parade on December 20th at 7pm. If you have never done this before we meet at the clubhouse and then come back to the

clubhouse for the tour of tables. If you would like to do the tour of tables get with me after the meeting. BJ and Rhonda will be hosting the Christmas party it will be a traditional dinner. The Social committee will be furnishing the meat, we will have a sign-up sheet for the side dishes and desserts. At the Christmas Dinner we will have a gift exchange if you want to participate if you are a guy bring a gift for a guy and if you are a woman bring a gift for a woman that cost no more than \$10.00. The New Year's Eve Party will start at 6:30 and the DJ will play from 8-12. Please let me know what you think about the DJ, so we can decide if we want him for next year or have Tim back. Bring appetizers to share. BJ stated we are going to have the Fashion Show February 13, 2020, Neese's will be bringing her clothing. We will begin selling ticket at the next Ladies Social Meeting they will be open to Palm Village Residents until January 1, 2020. Once we have sold tickets to the residents here, we will open it up to outsiders. The cost will be \$15.00. We are having the Mexican Pile-on on Saturday if you want to come you need to get the ticket tonight.

b. COMPLIANCE COMMITTEE: Michele Baldwin

MJ Bach will speak for Michele, according to Article 9 sub-section 9.5.2 the parking of any vehicle, vessel, or trailer at any time except in designated areas or on the street overnight is strictly prohibited. Everything else if fine.

c. ARCHITECTURAL REVIEW BOARD: Jim Gallagher

It has been a quite this month.

d. MEMBERSHIP: DARLENE PLANTS

Pamela Schaefer 4331 SW 13th Ave

e. SUNSHINE COMMITTEE: Rose Werner

Not present, BJ spoke for her one sympathy card to Pat Mayo for her mothers passing. Also, Brenda Gallagher for her sisters passing.

f. CLUBHOUSE & COMMON AREA: Ed Cassitty

I think we have it all under control, we have flowers in the pots out front. Also please leave you timers to daylight saving time.

g. Pond and Sprinklers: Jim Gallagher

Nothing to report

Pool: Abner Stolitfus

I would like to buy a new clock for the pool area, some people are complaining that they can't see what time it is. I was at Bed, Bath and Beyond and they range for \$40 to \$60 discussion between the residents and the board, Jim told Abner to get a new clock. Abner

stated that he needed help with the pool some of the resident who have been doing it all summer would like a break. Also, we need to change the time of closing the pool to 5pm. Jim will ask Jan Long to make laminated signs for the pool. Someone donated two acrylic holders with suction cups, we will put up one in the pool area and the other on the back door. The pool cover company finally got back to me about the seam coming apart. They want me to take a picture of it, Jim told Abner to take a picture and send it to them. Jim stated that everyone who volunteers to do the pool is to make sure that it is closed every night and do not touch the temperature it is set at 85. If you have any issues with opening or closing the pool call Abner or Jim.

LAWN: BILL BUCHOLTZ

Everything is fine

WEED CONTROL: BILL BUCHOLTZ

Everything is fine, Jim asked about the back ditch. Bill stated it was fine

NEW BUSINESS: NONE

minutes
done.
months
Jim
also

Gary Bach stated that a question was brought up at the last meeting as to why we don't read the secretary minutes. Gary stated that according to Roberts Rules that the need to be read at the meeting unless they are physical distributed or electronically. Are minutes are posted on our web site. Resident stated that are minutes are two months behind the last one was September 2019. MJ Bach stated that she posts them as soon as the secretary gets them to her. Several residents stated that they printed out Oct. 2019. Jim stated that just remember that these are people who volunteer to do these jobs. Jim also stated that the minutes are also on the bulletin board in the clubhouse.

RESIDENT COMMENTS:

MJ stated that there is a blood drive at the Freshman campus Nov. 23 & 24, they will be giving away door prizes and raffles. The Bull and Broncs Rodeo will be on Nov 30th to honor the Veterans. The VFW is also having craft show Dec. 7, 2019

IX. ADJOURN THE MEETING

Motion by Leon Stitt second by BJ Bolling meeting adjourned at 7: 05 pm

Darlene R. Plants, Secretary Palm Village Ranch