

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Thursday, November 21, 2013

President Sheryl Wells opened the meeting at 6:30 p.m. The roll was called and the following Board members were present: Sheryl Wells, Walter Bell, Sue Solloway, Dave Berglund, and Sandy Landis. Jerry Slafsky and Fred Sterling were absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the October 31, 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 explaining that \$19,313 was still owed by residents. All bills are current. There were no additional questions or concerns.

President's Comments: Sheryl Wells reminded those present that there are three (3) vacancies to be filled on the Board. One will be filled by appointment by the Board; the other two by election in January. If you are considering volunteering, please get your resume to Sandy.

Old Business: Pool Area: Dave Berglund reported on his committee's findings. The committee felt it's time to install an automatic pool cover. His committee researched the issue and visited Seminole Cove to discuss their cover. Seminole Cove is pleased with their cover as well as the manufacturing company. Vincent Fuggetta presented his product to several of the committee members and Board members who were available. Walter, Carol, Dave and Pat visited a location in Sebring who had a cover installed by Mr. Fuggetta; and found that they were happy with both the cover and the company. Mr. Fuggetta's proposal was \$14,295.27; building permit of \$150.00, Ward Electric for \$490.00, and Williams Masonry at \$650.00 for a total cost of \$15,585.27.

The new cover would keep the heat in the pool more efficiently than our current arrangement. Dave Berglund also spoke with Doug McCoy of the Health Department to make sure what we are planning would meet any Health Department requirements. Mr. McCoy had no problem with the plan. Discussion ensued regarding who would be pulling the permit and be ultimately responsible.

The warranty for the fabric is 7 years, the cover for the fabric is 10 years, and the drive is 20 years. The money is available, and there would not be a need to assess the residents.

Sue Solloway made a motion to proceed with the hydraulic pool cover on the condition that the contractor will provide all necessary permits at a cost not to exceed \$16,000.00. The motion was seconded by Walter Bell and passed by unanimous vote.

Election Process: Sandy Landis reminded everyone that she needs any resumes by the end of November. She also explained there would be three ways in which to place a vote: 1) show up at the meeting and vote your own ballot; 2) designate your proxy to someone who will be attending the meeting and can turn in your vote as you mark your proxy ballot; or 3) designate your proxy to someone who will be attending the meeting leaving your proxy ballot blank so that the designee can vote for you after any nominations from the floor. Once the proxy is received and date stamped by Sandy, it will go in a sealed box so there won't be any taking them back or adding anything to them.

Social Committee: Bobbi Wilkins reported the following:

- Friday, December 6, Girls Eating Out (GEO) at Kahootz at 1:00, meet at the Clubhouse at 12:30
- November 22, Christmas Lighting ceremony.
- Need volunteers to sign up to host future teas and pot luck dinners. Sheets are in the back of the clubhouse.
- December 10 is the next Ladies Tea at 1:00 p.m.

Compliance Committee: Nothing to report because we do not have a Compliance Committee.

Architectural Review Board: Nothing to report.

Membership Committee: Sandy Landis did complete the interview with the new owners of the Florida Living properties. They are making repairs and hope to be able to sell the homes. The last choice would be to rent. The two gentlemen live in Okeechobee so they will be keeping an eye on the properties.

Website: Rhonda mentioned she had responded to one inquiry from the web.

Clubhouse and Common Area Committee:

Pond, Sprinkler and Front Entrance: Nothing to report.

The Association has hired Gator Pools on a 3 month trial basis to maintain our pool on Tuesday and Friday. Their cost of \$360.00 includes chemicals. They seem to be doing a good job. Dave and Abner have been taking turns pulling the cover on and off. Dave would like to have some volunteers to help out. Even with Gator Pools maintaining our pool, water samples need to be done on a daily basis. Dave is hopeful to have a sign-up sheet and pool testing instructions on a clip board in order for volunteers to enter the data. Mike Childs reported that by hiring Gator Pools, the Association will be saving approximately \$4,000.00 per year. Previously we were paying \$300.00/mo. for someone to take care of the pool and \$290/mo for chemicals. It will also save some on propane.

Lawn: Sue Solloway said she had been assured by Dave Lucas that he would attend this evening; however, he was not in attendance. There were two palm trees on common property that were missed during the trimming. Those have now been addressed.

Weeds: Ed Cassetty had nothing to report.

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.

Sunshine/Welcome Committee: Mary Fritz sent 4 sympathy cards and 2 get well cards this month.

New Business: Proposed 2014 Budget: Sue Solloway and Herb Wells gave a summary of the proposed 2014 Budget for the Board to review. They did confirm that money was available for the pool cover.

Resident's Comments: Karen Childs asked the Board for permission to seek another vendor for the annual Pig Roast. Based upon hers and others comments regarding the quality of the product, she volunteered to investigate alternatives. She found someone who would do the Pig Roast (if in town). Charlie's charge \$250 for the meat and the Association provided the rest at a cost of \$10.00 per ticket.

Her source would propose (60 people at \$10-\$12/person) 100 lb. of pork, plus chicken and 2 or 3 side dishes for \$500-\$600. The price of the pig is why the price range. President Wells advised her that the Pig Roast would be considered a Social event and that the Social Committee could make that call.

Ed Cassetty questioned the timeframe for sprinklers and how he would be able to get additional watering time for new sod. He was told that the watering regulations currently in place by the Association is 30 minutes per zone one time per week on Wednesday for odd numbered homes, and Thursday for even numbered homes. He was advised to coordinate his request for watering new sod with Don Landis.

Motion was made by Sandy Landis to adjourn and seconded. Meeting adjourned at 7:43 p.m.

Prepared by Sandy Landis, Secretary

Approved on: \_\_\_\_\_