

PALM VILLAGE RANCH

Board of Directors meeting minutes

July 27, 2017

Fred Sterling called the meeting to order at 6:30 p.m. Those present were Bobbi Wilkins, Joe Cirillo, Fred Sterling, Rosalie Stinson, Ford Cook and Diane Timmons. Martha Bucholtz has an excused absence.

Ford Cook moved to accept the minutes from the June 29, 2017 Board of Directors meeting. Joe Cirillo seconded. Motion passed.

Treasurer's report

Bobbi Wilkins reported for Martha Bucholtz. The Emergency fund is \$10,000, the Reserve is \$214,211.81, Operating Checking is \$126,512.79, Petty Cash is \$100, and Social Checking is \$5,815.22, for a total of \$356,639.82.

Joe Cirillo moved to accept the treasurer's report; seconded by Diane Timmons. Motion passed.

President's Comments: Don't really have anything to comment on this month.

Old business

Bobbi Wilkins reported three homes are under construction in the neighborhood. Two lots are supposed to close the middle of August. The new owner will bring in a double-wide home. The three lots on 44th which we thought were sold last month are now questionable.

The palm trees have all been trimmed in the last month. Some 311 trees were trimmed, and 181 of those belonged to residents. There are 87 trees on 16th Ave. Twelve trees on the bank were trimmed but should not have been, so he did not get paid for those. With hauling it cost \$9,208.

Committee Reports

Social committee: Bobbi Wilkins reporting.

- Friday, August 4: GEO (Girls Eating Out) will go to Beef O Brady's this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Tuesday, August 8: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Bobbi and BJ Bolling.
- Saturday, August 12: Italian potluck dinner. Hosted by Bobbi and Marilyn Yoder.
- Thursday, August 31: Board of Directors meeting at 6:30 p.m. All residents are encouraged to attend.
- Cards: there are afternoon and evening games, euchre and poker. The calendar is on Palmvillageranch.com on the home page.

Compliance: Rosalie Stinson reports she went out with Marilyn Yoder on July 23. There were only two violations. That evening Rosalie found two lights out, with one belonging to the HOA. Fred Sterling reports he has a meeting with William Ward, an electrician, about fixing our lights. We intend to put him on a retainer. He will do HOA lights when they are out and if a resident wants their light repaired, they can call him, but the resident will need to pay. And, the homeowner can use anyone they want who is licensed and insured.

Ford Cook reports there was a discussion among the board members where we decided that although Ford Cook or Joe Cirillo could fix lights, it wasn't really a good idea. Neither is a licensed electrician and has no liability insurance if something were to go wrong. Changing a light bulb is easy, but anything more is too risky from a liability standpoint. If an absent homeowner has an issue with a light, we will notify them giving them 7 -10 days to get it fixed after which they will be fined. We can supply them with William Ward's phone number. The resident needs to make the call to the electrician. If the homeowner sends us a letter of authorization, we can make the call. Likewise, the homeowner can supply us with a letter of authorization to cover a number of things that might need repair, weeds pulled, trees trimmed etc. We can then bill them for the work. Ford Cook suggests a sheet that covers a number of things that could need repair or upkeep; the homeowner would sign it before they leave for the season. Rosalie Stinson suggested we could make this available at a meeting in the spring just before most people leave.

Fred Sterling explained why he chose William Ward to put on retainer for electrical work. His reputation with the city is that he is honest and does great work.

Joe Cirillo suggested at our last full meeting that residents should change their lamp bulb before they leave.

ARB: We approved two ARBs this past month, Starsky and Vuleta.

Membership: Bobbi Wilkins reports the renters in the green house on 44th moved out. Although they lived in the house a lot longer than anyone else recently, they were parking on the grass, which is not allowed. Ford suggests we be picky about who moves in next. The landlord needs to widen his driveway.

Website: Diane Timmons reports she has added photos to the website. They are photos of the work done by Big Lake Roofing on the clubhouse roof, taking off the solar panels and providing a short-term fix to our leaking roof. Also, updated aerial photos of the park have replaced the old photos. Lots of new residences have been added. She also put the new email address on the home page.

Sunshine committee: No cards were sent out. No reported illnesses or deaths this month.

Clubhouse and common areas

Clubhouse: Joe Cirillo reports we are getting a new roof on September 11 with Big Lake Roofing doing the work. The new roof, warranted for 40 years, will be paid for under the reserve roof and solar funds. When we get all the bills for the roof work, we will determine how much the assessment to the residents will need to be. We will have to discuss and determine if we want to drain the reserves or assess money from each lot owner. It may be about \$100 per lot.

Pool report: The pool will be closed for one day when the new roof goes on the clubhouse, when the roofers are doing the pool side. Gene Bonn reports that Gator Pools of Okeechobee is being fired as of July 28 due to lack of service, dirty filters and general dissatisfaction with the work being performed. The new company is Lakeside Services and is about \$100 per month cheaper. Gene went through the tasks we want performed when she services the pool. They will clean the main filters twice a week and scrub the walls, etc. They have given us a quote of \$65 per hour for seal coating, patching cracks, underwater repair, electrical, etc.

Abner Stoltzfus did a great job of patching the deck and didn't even call anyone to help him.

Gene reports our pool pump filter is an older system, but the new pool service has experience with this design. Ford Cook is of the opinion that after we get the clubhouse roof done, we need to take a close look at our 14-year-old pool equipment and determine if we need to change/update it. Gene suggests too, that may be the time to switch over to salt water in the pool instead of the chlorine system we use now. With salt water maintenance is cheaper, it is easier on your skin, it won't change hair color, and is reportedly better for people with arthritis. The swimmer will not be able to tell the difference. Seminole Cove has made the switch and they are very happy with it.

New business

Bobbi Wilkins had a list she put together for the meeting, some new, some old.

For Royal Profession Builders and John Bell, the information has been sent to Okee-Tantie Title to transfer ownership to the HOA. Bobbi has contacted them several times but still they have not called back.

Thomas Gullo, lots 84/85, still has not responded to our letter about nonpayment of dues and the quitclaim.

On the pool, we were paying Gator Pools \$360 . The new pool company is charging \$ 216, and that includes pool chemicals.

Then we got a letter from Shirley Adkins. She has included a check for \$744 to replace the \$500 check we sent back to her. They did not pay the attorney fee of \$118. Bobbi spoke to Lake O Real Estate, who now has listed the Adkins property for sale. They have suggested we cash the check for \$744 and we will use an estoppel letter to get the \$118 for the attorney fee at closing. Even if the Adkins object to paying the \$118 at closing, there will still be a lien on the property. The Adkins were advised of this fee when the \$500 check was returned. Bobbi Wilkins asked for a motion. Ford Cook moved that we accept the \$744 and put the \$118 fine on the closing statements. Joe Cirillo is opposed to this. Discussion followed. Diane Timmons seconded. Motion passed.

Customer complaint forms are displayed by the window to the office. If any resident has a complaint, they are to fill out this form, sign it and put it in the locked box mounted to the office door.

Bobbi would like to thank Rhonda Smitts and BJ Bolling for the hard work they put into the valances on the windows in the clubhouse. They removed the old covering and repaired and freshened the valances with new paint. They also repainted all the doors on the inside.

Our pest control company is nonexistent for the last four months. Bobbi wants to write them voiding their contract. She contacted one new company, Perry's Pest Control, who submitted a bid of \$65 bimonthly. Joe Cirillo objected saying he had poor service from Perry's. She is asking for additional names because she would like to get three bids for the service. Ford Cook suggested that we use Perry's temporarily. Bobbi thinks he will do it on a per service basis without asking for a contract. He has also presented a bid to spray for fire ants on the lots east and west of the clubhouse and for the entrance and along 16th Ave. of \$140 quarterly. Highland comes to spray fungicide, but Bobbi doesn't know if we still need that service.

Bobbi has given approval for the county board of elections to use our clubhouse for elections on the following dates: August 28, 2018 and November 6, 2018 . They rent for \$150 per election.

Fred Sterling says the contract for the lawn service for the neighborhood is up for renewal in October 2017. The following lawn care companies are going to be asked for bids: Arellano, Charlie's, Corona, Ground Effects, JMC Landscaping, Nunez, Quality and Riverside.

Ford Cook reported we are going to have the final three companies come to a board meeting at the same time. We will also do a walk around with the companies pointing to exactly the areas that need to be maintained. On Bobbi's request for proposal, it says residents will need to provide a barrier next to their skirting so string trimmers don't keep marring the skirting. If there is no barrier, the lawn company will not be responsible for damaging the skirting.

Rosalie Stinson asks if each company could be asked for a rate to help the resident with weeding , shrub trimming or other yard work if asked. Would that company be available to help a resident if asked? In fact, the HOA may be asking for extra work on occasion. Joe Cirillo read from the RFP, asking for an hourly rate for extra work. Rosalie says we need to inform the homeowners. Rosalie also remarks that we have senior citizens here who physically cannot clean or repaint their light posts. We need to be able to suggest a service provider for this.

Gene Bonn asked when the back ditch is going to be cleaned out. Ford Cook reports the county has bush hogged behind his house and Silver Palms all the way to SR 78. That is preliminary to getting the machinery in to clean the ditch. The county can be slow to do the work.

At 7:10 p.m. Ford Cook moved to adjourn the meeting. It was seconded by Joe Cirillo. Motion passed.

_____ Submitted by Diane Timmons, Secretary

_____ Approved:

Addendum to Palm Village Ranch Board of Directors minutes

August 9, 2017, emergency board meeting

RE: Pool chlorination pumps are both nonfunctioning and need to be replaced

The meeting was called to order by president Fred Sterling. Those present included Fred Sterling, Bobbi Wilkins, Diane Timmons, Ford Cook, Rosalie Stinson, Joe Cirillo and Martha Bucholtz. BJ Bolling was also present.

The new pool company, Lakeside Pool Services, began their service by checking all systems. The old company Gator Pools, kept throwing chlorine tablets into the pumps and that clogged up the filters and caused the pumps to fail. Gator is now fired.

In an August 7 email to the board, Ford Cook described the problem: “Was informed today that both chlorine pumps that were supposed to be working are dead. Someone has just been throwing in tablets and they were stuck in the drains !!!! They dumped 53 gals of chlorine into the trash liner and nothing works to pump it to the pool.”

Gator Pools never notified us the pumps were not working. Bobbi Wilkins checked their invoice and noted it does not specify if tablets or liquid chlorine was being used.

In an August 8 email to the board, Lakeside described the problem: “We believe you would benefit from a larger capacity chemical drum after completing (one) week of service and 35 gallons of chemical usage. We observed the previous company using tablets and obviously compensating with liquid chemicals periodically through the week leaving your original Uni-Dose pumps to fall into disrepair rendering them inoperable. This estimate for the transition over to Stenner brand pumps is a prudent one as they are well known for their reliability and rugged field record. Also, 3 out of 4 of us at Lakeside are certified Stenner.”

-----Lakeside Estimate Summary-----

Estimate: #1017

Estimate Date: 08/08/2017

Expiration Date: 11/08/2017

Total: \$1,177.00, includes pumps, chlorine drum and labor to install

The board discussed the problem. At present Lakeside is loaning us a pump to pump chlorine. Since all board members are present and since this public meeting had been advertised for at least a week’s time, Fred Sterling decided to take a vote on spending the money for new pumps out of the pool reserve fund. There is over \$4,200 in the pool reserve fund.

Martha Bucholtz moved that we purchase the new pumps and everything else the Lakeside estimate outlines. Bobbi Wilkins seconded the motion. Motion passed.