

PALMER GLEN ASSOCIATION
02-28-2017
BOARD MEETING
MINUTES
The Barlow Group Office

The meeting was called to order at 6:15 PM by President Joe Branconi.

Proper meeting notice was provided.

In attendance: Joe Branconi, Ken Smith, Warren Schuster and Stuart Edelman. Stacey Johanning was unable to attend and Property Manager Clive Burnett was present. Three members of the community were present. Deputy Fandozzi sat in on the meeting with Association Attorney Sharon Van Der Wulp.

Stuart Edelman made a motion that the reading of the minutes of the Board Meeting of 12-12-16 be waived and they be accepted as written. Seconded by Warren Schuster. Approved unanimously.

Old Business

- Lake Maintenance – Mr. Burnett represented proposals from two alternative lake maintenance companies. He recommended signing an agreement with Aquatic Systems because of their access to small boats that could be used in the lakes where access is difficult for a larger trailer and boat. Following discussion, motion by Ken Smith, second by Warren Schuster to engage Aquatic Systems for lake maintenance services in Palmer Glen: All in favor: Yes: Motion carried.
- Road condition survey – Dr. Branconi talked through the results of the road observation survey. It concluded that the current street surface has an estimated remaining life of 2-5 years and highlighted one pothole that should be filled as well as the fact that the road was installed in two stages. Discussion ensued regarding cosmetic appearance, pricing, best time of year to do this job, process to be used. Initial cost estimates were \$185,000 - \$205,000. It was decided that this project should be planned for first quarter of 2018. The Barlow Group will obtain multiple estimates on the work.

New Business

- Compliance process and procedure – Dr. Branconi commented that the Board felt it was important to establish a process for reporting and controlling deed restriction violations in the Community. He proposed that the first step should be to develop a document for reporting deed restriction issues to include pictures, witness statements when required and additional information. He reminded all present that the Board can only enforce what is in the documents. This will be followed up with letters from

the management company and will end with fining if the violation of the Documents is not corrected. Following discussion, motion by Mr. Edel, second by Mr. Schuster to have The Barlow Group develop a form and process for reporting of deed restriction violations: All in favor: Yes: Motion carried.

- ARB Report – Mr. Burnett reported on the following items:
7497 PGC – House color approved
7434 PGC – Fence at rear of property approved
7427 RL – Remove oak tree to right of driveway
7525 PGC – Remove Washingtonian palms, replace with foxtail palms approved
7406 PGC – Replace 2 windows with doors, extend patio approved
- Miscellaneous Business – Dr. Branconi reported on two biting incidents with one dog in the neighborhood. Animal Control has been involved with both incidents and the Association has the reports raised by this Department. Further detail of the incidents was given by a resident present at the meeting. Following extensive discussion The Barlow Group was instructed to write to the dog owner to insist on a meeting with the Association regarding the situation.

Review of Financials

- There was no report this month.

Any Other Business

There was no further Board business.

Resident Comments

- There were no further comments.

Joe Branconi made a motion to adjourn the meeting at 7:30 PM. Seconded by Ken Smith and approved unanimously.

Next Board meeting date is to be confirmed.