

PALMER GLEN ASSOCIATION
04-12-2016
BOARD MEETING
MINUTES
Fruitville Public Library

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 Property Manager Clive Burnett. Stacey Johanning and Stuart Edelman were unable to attend. A quorum was present. Seven members of the community were present.

Ken Smith made a motion that the reading of the minutes of the Board Meeting of 02-02-16 be waived and they be accepted as written. Seconded by Warren Schuster. Approved unanimously.

Old Business

- Board policy following legal feedback from last meeting – Dr. Branconi summarized the items discussed with the Association attorney at the last meeting. Following discussion, the following decisions were made:
Motion by Mr. Schuster, second by Mr. Smith to approve that the number of votes received by each candidate in the event of an election at the Annual Meeting of the Members be read out to all present: All in favor: Yes: Motion carried.
Dr. Branconi reported that the approximate cost for the attorney to draft a new set of HOA documents would be \$7-8,000. All felt this was not necessary at this time but some small changes may be necessary. The Barlow Group was instructed to confirm number of votes needed to make any changes before suggestions are sought. It was decided that a note would be sent with the second quarter billing confirming that a copy of the financial statement is available on request from the management office. It was agreed not to mail to all owners.
The frequency of ARB meetings was discussed and the 30 day requirement for a decision still posed a possible issue. The Barlow Group will find out if this can be changed by the Board or by a Community vote. It was agreed that a letter should go out to all owners reminding everyone that no changes can be made to the exterior of the home or landscaping without approval.
The question was asked regarding whether a resident of Palmer Glen should be prohibited from attending the Annual meeting if they are not listed on the title of the property. It was agreed that this was permissible.
- It was confirmed that mailboxes would be installed before the end of April.

New Business

- ARB Report - Mr. Burnett reported that the ARB had met as required and homeowners had been notified of approvals or action to be taken.
- Miscellaneous Business – Dr. Branconi asked if the idea of installing pots by the front island to discourage cars from parking there had moved forward. Following discussion this was thought not to be a viable idea and The Barlow Group was instructed to contact Code Enforcement at the County to try to find another solution.

Review of Financials

- Budget vs. Actual – Ken Smith reported that expenses during the first quarter of 2016 were under budget by \$5,000 and he was working with The Barlow Group to clean up the balance sheet figures so they make more sense.
- Status of bank accounts – Bank balances were reviewed and the Association currently has 3 CDs in place in addition to operating and money market reserve accounts. The total balances, as of 03/31/2016 were \$320,000. Dr. Branconi added that this total would be depleted in the next few years with the installation of the new mailboxes this year and the need to resurface the street in the next few years.

Any Other Business

- The planting of bamboo in common areas on the east side of the property was approved to help prevent the new homes looking straight into houses in that section of Palmer Glen. Dr. Branconi stated that this was important in maintaining property values and if any residents in other areas of the neighborhood have requests for similar they should bring them to the Board.
- One of the palm tree at the entrance on the exit side looks to be dying. The Barlow Group will have this checked.
- Asphalt patches will be done this summer around the manhole covers if that section of the road has sunk in those areas.

Resident Comments

- There was general concern from residents about speeding in the neighborhood. This matter will be added to the next Board Meeting agenda and options for signage and speed bumps will be looked into
- Comments were made regarding fence condition at the east end of the property. The stability and condition of the fence backing onto the wetland area will be checked.
- Various compliance issues were raised. The Barlow Group will follow up on these items with legal involvement where necessary.
- A resident commented that the TV cameras at the gate were not working. The Barlow Group will obtain quotes for repair.

Joe Branconi made a motion to adjourn the meeting at 7:40 PM. Seconded by Ken Smith and approved unanimously.

Next Board meeting date is to be confirmed