

PALMER GLEN ASSOCIATION
06-29-2016
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, Stuart Eedelman, Stacey Johanning and Property Manager Clive Burnett. A quorum was present. Four members of the community were present.

Stuart Edelman made a motion that the reading of the minutes of the Board Meeting of 04-12-16 be waived and they be accepted as written. Seconded by Stacey Johanning. Approved unanimously.

Old Business

- Entrance trees – Mr. Burnett reported that one diseased palm tree had been removed from the exit side of the entryway and another one was being monitored for health. It was decided to replace with a similar size tree.

New Business

- Speeding discussion – Dr. Branconi outlined the concerns expressed over speeding in the Community, especially in the approach to the gate. He stated that the Board of Directors has no authority to install speed bumps in the Community because this is regarded as an infringement on the free use of the roadway. Discussion ensued regarding other methods to be explored. This included flashing speed limit signs (movable and permanent) and painting the speed limit on selected areas of the road to remind drivers of the speed limit.
- ARB Report – Mr. Burnett reported on one approval that had been given to remove two large palm trees and one oak tree at 7435 Roxye Lane. Italian Cypress will be used as replacement.
- Miscellaneous Business – Dr. Branconi reported on one owner that the Association attorney had written to requesting that his landscaping be trimmed and an unapproved outbuilding removed. This had not happened by the deadline date so the suggested next stage is a final letter or the Association will undertake the work and the owner will be charged for all costs, including legal costs incurred enabling this process to happen.

Motion by Ms. Johanning, second by Mr. Smith to empower the attorney to write a second letter, in accordance with the law, requesting action for the homeowner or the Association will undertake the work and homeowner will be charged all costs: All in favor: Yes: Motion carried.

Dr. Branconi commented on recent maintenance issues with the lake maintenance company. The Barlow Group was instructed to raise the issues discussed with the current vendor but also to identify alternative companies for quotes on this ongoing service.

The graffiti on the fence will be cleaned off and if it does not come off then those areas of fence will be painted over.

Mr. Burnett reported that 3 of the cameras and the DVR at the entrance were not functional. Motion by Mr. Edelman, second by Ms. Johanning to proceed with replacement of these items at a cost of \$1513 to be paid from reserves: All in favor: Yes: Motion carried.

Review of Financials

- Budget vs. Actual – Ken Smith reported that expenses were running under budget by approximately \$5,000. He requested that the costs for the bamboo be paid from the reserve funds. It was confirmed that if any owner is late with their quarterly payment this should be referred to the Association attorney before the debt builds into a second quarter.
- 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 06/30/2016 were \$277,869. Road resurfacing would be the biggest expense to come from reserves within the next few years.

Any Other Business

- Mr. Schuster suggested that a Committee should be put together to develop a color chart for house painting and a range of approved replacement trees. This could then be presented to the Board for approval and then residents could use this as a guide for when they are making changes and each request would not have to wait for ARB approval if it was on the pre-approved lists.
- Mr. Smith commented that the website had not been updated recently. The Barlow Group will upload meeting minutes to the site and ensure the Director list is current

Resident Comments

- General comments were made regarding trash being put out too early and all residents should be reminded that trash should only be put curbside the evening before pick up
- Further discussion regarding speeding in the neighborhood

Joe Branconi made a motion to adjourn the meeting at 7:13 PM. Seconded by Ken Smith and approved unanimously.

Next Board meeting date is to be confirmed and will likely be early September.