

PALMER GLEN ASSOCIATION
09-07-2016
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 Edelman, Stacey Johanning and Property Manager Clive Burnett. A quorum was present. Twelve members of the community were present.

Stuart Edelman made a motion that the reading of the minutes of the Board Meeting of 06-29-16 be waived and they be accepted as written. Seconded by Stacey Johanning. Approved unanimously.

Old Business

- Replacement entrance tree – Mr. Burnett reported that the landscaping company had recommended waiting a year to replace the palm tree that dies at the entrance to ensure there is no trace of the disease left in the soil. All agreed to wait the appropriate time
- Lake Maintenance – Mr. Burnett presented proposals from two alternative lake maintenance companies because of the dissatisfaction with the current vendor. Meetings will be held on site with both companies to talk through exiting issues and a change of vendor is likely later this year
- Speeding in Neighborhood – Mr. Burnett reported that speed limit reminders had been added to the neighborhood on selected areas of the street. Research had shown the price of the solar powered flashing speed limit signs to be between \$4,000 and \$6,000. Following discussion it was decided to monitor the results/improvements from the painting and consider further options if necessary

New Business

- Committee – Paint colors/approved trees – Mr. Burnett reported that Marsha Arrowsmith had agreed to help form a committee to look at formulating a pallet of paint colors and a range of allowable trees that could be pre-approved so that owners did not have to wait for the ARB to meet and approve these requests. More owners will be sought to join this committee. All owners were reminded that no exterior changes can be made to a property/Lot without ARB approval

- ARB Report – Mr. Burnett reported that the ARB had not approved any of the exterior changes currently taking place at 7434 Palmer Glen Circle. Board input was requested for the next step in this process
- Landscaping issue at 7434 PGC – Mr. Burnett reported that this property owner had been asked not to proceed any further with the current work until ARB approval had been received. At this time the correct documentation had not been received to include detailed plans for all work being done. The Barlow Group was asked to write to the owner requesting all information for consideration within 10 days
- Miscellaneous Business – Ms. Johanning commented that the lights at the entrance were not working and that the gate was opening on a Sunday afternoon. The Barlow Group will look into both these items.

Review of Financials

- Budget vs. Actual – Ken Smith reported that year to date expenses were under budget through August and reserve numbers were expected on track to be fully reserved for road resurfacing when it is needed in a few years time. He presented a first draft of the 2017 budget for Board review before the next meeting.
- 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 08/31/2016 were \$281,216.

Any Other Business

There was no further Board business.

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.