

**PALMER GLEN ASSOCIATION**  
**10-13-2015**  
**BOARD MEETING**  
**MINUTES**  
**Fruitville Public Library**

The meeting was called to order at 6:32 PM by President Joe Branconi.

Proper meeting notice was provided.

In attendance: Joe Branconi, Stacey Johanning, Ken Smith and Stuart Edelman and Property Manager Clive Burnett. A quorum was present. Eleven members of the community were present.

Appointment of replacement Director – Dr. Branconi explained that it was the Board’s responsibility to fill the vacancy left by Josephine Picone. This appointment will run through to the next Annual meeting. He proposed that Warren Schuster be appointed to the Board. All were in agreement and Mr. Schuster joined the Board.

**Ken Smith made a motion that the reading of the minutes of the Board Meeting of 06-30-15 be waived and they be accepted as written. Seconded by Stacey Johanning. Approved unanimously.**

**Old Business**

- Review of Bilichuk matter – Dr. Branconi reminded everyone that this property had been in arrears to the Association for some time and had incurred significant attorney fees to pursue this matter. This had been pushed by bringing foreclosure action and forcing mediation. Now the house has been sold and the Association received payment in full of all amounts owing.
- Mailbox discussion – Dr. Branconi reported that the mailboxes were 15 years old and some were in a bad state of repair. The Board intends to replace all mailboxes simultaneously at some point and this is being looked at by Stacey Johanning. She suggested that all street sign poles should be painted at the same time to match any new mailboxes. Ken Smith talked through options of how to pay for this project. A final decision will be made on this in the near future.

**New Business**

- 7457 Palmer Glen Circle status – Dr. Branconi stated that the condition of the exterior of this house had deteriorated as well as the attention to landscaping. Mr. Burnett confirmed that the home had been on the verge of foreclosure before changing ownership last week. The new owner had started to tidy the property and will continue.

- 2016 Budget discussion – Ken Smith talked through the projected figures for this year and the anticipated need for reserves in the future as well as next year’s suggested budget. Discussion ensued as to whether the road should be resurfaced in 2 phases or in 1 phase when the time comes. The preference was for one job, although this is not felt to be necessary yet. The Barlow Group will obtain a quote on the job for use with reserve calculations.

Motion by Stuart Edel, second by Stacey Johanning to accept the budget as approved and for it to be sent out to all owners with the Annual Meeting mail out for final Board approval at December’s meeting: All in favor: Yes: Motion carried.

### **Review of Financials**

- Budget vs. Actual – Ken Smith reported that year to date expenses were over on legal fees and tree trimming. Overall actual expenses were good through September and the Association’s finances were in good shape. The money received from the Bilichuk payment was currently in the operating account and this will be reviewed at year end.
- 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 09/30/2015 were \$297,937.

### **Any Other Business**

- Ken Smith asked if any decision had been made regarding the pillar that is on the site of the newly built home. Joe Branconi explained that this was found to be in a utility easement and this had been communicated to the builder
- Stacey Johanning commented that 7557 needed pressure cleaning and to reattach the shutters
- Joe Branconi encouraged all owners that see violations within the Community to report them to the management company. He also stated that there were a number of dead palm trees in the neighborhood and these should be removed and replaced by any owner that has one on their Lot.
- Joe Branconi commented that asphalt around the manhole covers near the entrance needs leveling out and the temporary repair to the area near the drain should be checked to see if a permanent repair can be made as the water level drops

### **Resident Comments**

- The owner of 7517 asked if the Board would review an ARB decision made last year for a fence installation on her neighbor’s property. Dr. Branconi asked for the request to be put in writing with pictures and this will be reviewed
- An owner asked that the Board consider adding some trees to one particular area of fencing next to the new neighborhood being built. The Barlow Group will meet with the landscaping company to look into this option
- Various parking issues were raised. All owners were reminded that sidewalks should never be blocked with parked cars
- All owners were reminded to check their roofs and pressure wash if necessary

- A general comment was made about parking at the Palmer Blvd of the center island at the entrance. Other options will be looked into if this continues because it is dangerous in that area at certain times of day

**Joe Branconi made a motion to adjourn the meeting at 7:41 PM. Seconded by Ken Smith and approved unanimously.**

**Next Board meeting date will be Tuesday, December 1, 2015**