

PALMER GLEN ASSOCIATION  
10-29-13  
BOARD MEETING  
MINUTES  
TATUM RIDGE ELEMENTARY SCHOOL

1. The meeting was called to order at 6:15 PM by President Joe Branconi.
2. Proper meeting notice was provided.
3. In attendance: Joe Branconi, Josephine Picone, Stuart Edelman, Stacey Johanning, Ken Smith and Property Manager, Jim Hancock. A quorum was present.
4. **Josephine Picone made a motion that the reading of the minutes of the Board Meeting of 8-14-13 be waived and they be accepted as written (with a change stating that Joe Branconi came late). Seconded by Stacey Johanning. Approved unanimously.**
5. There was a discussion with regard to the use of motor scooters and golf carts within the community. It was determined that they are allowed to be driven in Palmer Glen, however, by state law, the person driving must possess a valid driver's license.
6. The Comcast contract was discussed. The contract is now being reviewed by Comcast legal department to determine their position on the end date of the contract.
7. Jim Hancock gave a report on roof cleaning. There are 15 roofs that need power washing. Letters will go out by 10-31-13 requesting that the roofs be cleaned by 12-1-13. Another inspection will take place on 12-2-13.
8. The issue of people fishing, swimming and boating in the lakes was discussed. That led to the suggestion that a broadcast email be sent out covering the lake issues, dogs not being kept on leashes and defecating on other residents lawns and that golf cart and scooter drivers must have a valid driver's license. Action: Jim Hancock to send out.
9. Discussed the vacant lot at 7449 Palmer Glen Circle. Action: Joe Branconi to call Carlos Beruve formerly with Medallion Homes to see if he remembered the sale particulars when that lot was originally purchased.
10. Reviewed estimate from Southern Exposure for plants to fill in along the east fence on Palmer Blvd. Action: Stacey Johanning to provide names of other landscapers, so the Association can solicit other bids.

11. Discussed proposed 2014 budget presented by Ken Smith which calls for a quarterly assessment increase to \$446. Considering the uncertainty of foreclosures and of collecting monies due the Association in a foreclosure, it was decided that the proposed budget be sent to the property owners. Formal action on the budget will occur at the Board Meeting that will precede the Annual Meeting which will be held on December 4, 2013. **A motion was made by Stuart Edelman to send the Preliminary Budget to the members to review prior to the Annual Meeting. Seconded by Stacey Johanning. Approved unanimously.**
12. Reviewed status of foreclosures, Budget vs. Actual, bank accounts and customer balance summary.
13. Discussed the Covenant Enforcement Committee and the need for one additional member to proceed with enforcement of the long standing violation of the covenants. Action: Joe Branconi to interview two prospective members.
14. Update website to post past and current Board Meeting Minutes. Action: Jim Hancock to investigate.
15. **Ken Smith made a motion to adjourn the meeting at 7:43 PM. Seconded by Stacey Johanning. Approved unanimously.**

**Next Board meeting scheduled for December 4, 2013 at 6:15 PM at the Fruitville Library.**