

MINUTES  
PALMER GLEN ANNUAL MEETING  
DECEMBER 16, 2008  
6:15 PM  
FRUITVILLE PUBLIC LIBRARY

The meeting was called to order at 6:30 by Joe Ficarola, President of the Palmer Glen HOA.

The meeting was properly noticed in accordance with the Documents.

Attending were Joe Ficarola, Joe Branconi, Ken Smith, Josephine Picone, Stuart Edelman, and CAM Jim Unger

Based on a tally of the mail in proxies and ballots, a quorum of the membership is present and Stuart Edelman, Josephine Picone, and Ken Smith were elected as directors to serve two year terms. They were seated immediately.

Ken Smith made a motion that we dispense with the reading of the minutes of December 12, 2007 and accept them as written. Seconded by Joe Branconi. Carried unanimously.

Joe Ficarola opened the meeting with a review of the community and the 2008 accomplishments.

Ken Smith provided a review of our financial status and indicated that the community is in excellent financial condition with adequate reserves.

Joe Branconi discussed the role of the Architectural Review Committee and further indicated that due to general economic conditions that the current issues facing the community are much different than those during our previous years and indicated that foreclosures, delinquencies, and maintenance of unoccupied lots should be a Board priority.

The meeting was then opened to a Q&A period.

At 7:35 p.m. Joe Ficarola made a motion to adjourn. Seconded by Ken Smith. Carried unanimously

The elected directors immediately had an organizational meeting. The minutes of that meeting are contained in the minutes of the Board meeting of 12-16-08.