

**PALMER GLEN ASSOCIATION**  
**4-16-14**  
**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, Josephine Picone, Stacey Johanning, Stuart Edelman, Ken Smith and Property Manager Jim Hancock. A quorum was present. Five members of the community were present.

**Ken Smith made a motion that the reading of the minutes of the Board Meeting of 2-12-14 be waived and they be accepted as written, with one exception regarding speeding. Seconded by Stuart Edelman. Approved unanimously.**

**Old Business**

- Palmer Blvd. Landscape – we replaced all the Oleanders with Variegated Arbutus. Project completed.
- Palmer Reserve Fence – The fence bordering the eastern edge of Palmer Glen has been installed. The original agreement was that fence would only go as far as 7444 Palmer Glen Circle and would not go behind the lake that is in the southeast corner of Palmer Glen. We have asked Palmer Reserve to continue the fence so that the two properties would be separated. Their position now is that they will consider the remaining fence installation when they start building Phase II.
- Grading and Repair behind 7509-7537 – A topographical map has been completed. The Engineer is now developing the plan. Once we receive the plan we can start with the re-grading. **Stacey Johanning made a motion to accept the bid from Seco Construction to complete the grading project. Seconded by Joe Branconi and approved unanimously.**

**New Business**

- Estoppels – we currently have three estoppels, all for short sales so they may take a while to close.

- Gate Repair – discussion was tabled until next Board Meeting when more details regarding the new transformers will be presented.
- Gate Disconnect – when gates are not working properly or in an emergency situation the gates may be opened by a procedure explained to the Board.
- Insurance – our insurance agent found a Liability Policy that was less expensive than our current policy, with the same coverage, resulting in a savings of about \$600.00.

### **Review of Financials**

- Foreclosure Status – we currently have two foreclosures in Palmer Glen; 7493 which we have a legal agreement with providing it closes by May 2<sup>nd</sup>. If it doesn't close our attorneys will continue with the legal proceedings. 7442 which was up for Public Sale, but the sale was cancelled by the owner at the last minute. **Ken Smith made a motion to proceed immediately with a legal Re-Notice of Public Sale. Seconded by Stuart Edelman and approved unanimously.**
- Budget vs. Actual – Ken Smith reviewed the bank balances and the budget to date and both indicated we are in good financial condition going in to the 2<sup>nd</sup> quarter.

### **Additional Board Comments**

- Mailboxes – replacement of all mailboxes will be a budgeted item for 2015.
- Bushes need to be trimmed around perimeter white fence and entrance.

### **Member Comments**

- Discussed when roads would need to be resurfaced. Roads should last at least another five years.
- Sidewalks and curbs need to be power washed by owners.
- Comcast contract will end at the end of this year, more information will be provided in the fall.
- Anyone having a problem finding roof tile replacements should call the Property Manager.

**Stacey Johanning made a motion to adjourn the meeting at 7:10 PM. Seconded by Josephine Picone and approved unanimously.**

**Next Board meeting is scheduled for Tuesday, June 10, 2014 at 6:15 PM at the Fruitville Public Library.**