

PALMER GLEN ASSOCIATION
6-10-14
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 , CAM Jim Unger, and Clive Burnett, the President of the Barlow Group.. A quorum was present.

Ken Smith made a motion that the reading of the minutes of the Board Meeting of 4-16-14 be waived and they be accepted as written, Seconded by Stacey Johanning. Approved unanimously.

Jim Unger advised the board that due to illness he is forced to curtail his activities as a Community Association Manager. In order to provide a seamless continuity of management services, Jim advised the board that he has merged his business with The Barlow Group. Clive Burnett who is President of The Barlow Group was introduced to the board. Jim will continue to work with The Barlow Group in order to make certain that Palmer Glen Association continues to receive the level of services they are accustomed to.

Old Business

Grading and Repair behind 7509-7537 – At the board meeting of 4-16-14 the board accepted a bid from Seco Construction to complete the grading project, however, it was subsequently determined that the underlying engineering for the quotation was incomplete. Accordingly, Jim Unger was instructed to obtain multiple quotes for the project based on current engineering information.

New Business

- Gate Repair – discussion was tabled until next Board Meeting when more details regarding the new transformers will be presented.
- Jim Unger is to send out letters regarding lawn repair and roof cleaning.

Review of Financials

- Renters – 7493 - Billick Chuck is the only property that we are aware is both in arrears and has tenants occupying their property. According to Florida law the Association is entitled to collect the rent and apply it against outstanding balances. The situation with regard to this property owner has been ongoing for years and has been handled by the Association attorney. As reinforcement, **Stacy Johanning made a motion to continue the Association's foreclosure action against this property owner and to contact the tenant in an effort to obtain rental monies which will be applied against the property owner's outstanding balance. Seconded by Stuart Edelman. Carried unanimously.**

Budget vs. Actual – Ken Smith reviewed the bank balances and the budget to date and both indicated we are in good financial condition.

Stacey Johanning made a motion to adjourn the meeting at 7:20 PM. Seconded by Josephine Picone and approved unanimously.

Next Board meeting is scheduled for Tuesday, October 14, 2014 at 6:15 PM at the Fruitville Public Library.