

PALMER GLEN HOME OWNERS ASSOCIATION
ANNUAL MEETING
MINUTES
DECEMBER 1, 2015
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The meeting was called to order at 6:15 PM by Joe Branconi, President of the Palmer Glen HOA.

The meeting was properly noticed in accordance with the Documents.

Attending were Joe Branconi, Ken Smith, Warren Schuster, Stuart Edelman, Stacey Johanning and Property Manager, Clive Burnett. Also in attendance were seventeen members of the community.

Based on a tally of proxies returned and those in attendance, a quorum of the membership was established. There were 19 proxies submitted in addition to those attending the meeting.

Stacey Johanning made a motion that we dispense with the reading of the minutes of December 3, 2014 and accept them as written. Seconded by Stuart Edelman. Approved unanimously.

Dr. Branconi gave the **President's Report** highlighting the following points:

- Final resolution of the case involving the longest running non paying owner in the Community with full payment received of approximately \$50,000 that covered all outstanding monies owed to the Association for all costs incurred in this process. The property had now been purchased by new owners
- Association is looking to fund the replacement of all mailboxes in the Community. The process of identifying a suitable mailbox has started and this will be a project for next year. There will be no special assessment for this project
- Ongoing monitoring of condition of streets. The street surface has a 15 – 17 year life from new so the likelihood is this will need to be done in the next few years. A decision will be taken as to whether to do the whole street at the same time or to split it into two sections based on the age of the two phases of the Community

Ken Smith gave the **Treasurer's Report** providing a review of our financial status and indicated that 2015 had been a good year with the quarterly fee being kept at \$250 per home. More details had been covered in the budget discussions in an earlier meeting.

Stuart Edelman stated that he was serving his third term on the Board and thanked all Board members for their work in this time.

Stacey Johanning thanked all residents for attending and commented that it was great to see some new faces coming to the meetings. All constructed resident input is welcome at all times.

Joe Branconi reported that the Community had gone through some significant changes with turnover of distressed properties over the last few years and looked to have now turned the corner. The building of the new home by the entrance this year had also been a successful project, performed with minimum disruption.

Election of Directors: Four candidates had put their names forward for election to the three open spaces on the Board this year. The floor was opened for nominations. There were none. The votes were counted by two homeowners. After counting of the ballots the three candidates with the most votes were welcomed to the Board: Joe Branconi, Stacey Johanning and Warren Schuster.

The meeting was then opened to a Q&A period for the members in attendance. The following points were raised:

- Mr. Wolfe requested that the number of votes for each candidate be read aloud. Mr. Burnett explained that this was not the usual practice for an HOA election. Following discussion it was agreed to read the voting numbers
- Mr. Wolfe asked why there was an increase in the budget for legal fees during 2016. Mr. Smith confirmed that a decrease was being budgeted for in 2016
- Mr. Barron asked if the revision of the HOA documents should be considered and if notice should be posted of any ARB meeting. Dr. Branconi explained the process used and stated that this would be checked through with the Association attorney
- Mr. Barron asked what is being done about homeowners in violation of the documents. Management is looking regularly at the property and letters are written to homeowners not in compliance. The next step would be an attorney letter or consideration of fining
- Mr. Barron asked about the rollover of excess funds at year end. This is taken into account for each year's budget and has to be agreed by the members each year to ensure tax does not have to be paid on any excess
- Mr. Wolfe asked for more detailed sets of minutes from meetings to be circulated to owners. It was noted that the role of the minutes is to reflect decisions made
- Mr. Latimer stated that his main concern was speeding in the Community and asked if the Board would consider installing speed bumps. Dr. Branconi agreed that the Board will reexamine this issue and confirmed that it had been examined in the past
- Mr. Latimer reported a persistent parking issue at one home. The Barlow Group will follow up on this item
- Mr. Holiday commented that house next to his needed cleaning up. The Barlow Group will follow up on this item
- Mr. Latimer commented that a neighboring house had dead palm trees that needed to be removed and one of the small islands in the Community needed additional landscaping. The Barlow Group will follow up on both these items
- General comments were received regarding the condition of the lakes and the maintenance done to them. The performance of the current vendor will be looked at to see if all items being paid for are covered regularly
- Mr. Golden reported on a nearby house that was looking bad. The Barlow Group will follow up on this item. He also commented that the new house built next to him looked great and the builder had done a good job
- Mr. Golden stated that the pine trees on the common area at the rear of his home on the other side of the fence were constantly dropping needles on his lanai. The Barlow Group will talk to the landscaping company about options
- Mr. Ramos commented that he was not happy with the look of the Community landscaping and offered to help if needed
- Mr. Latimer suggested that the side pedestrian gate should be locked at all times. The Board agreed to talk further about this suggestion.
- Mr. Latimer reported that the Community fence at the front east end of the property was in poor repair and should be repaired

At 7:09 P.M. Joe Branconi made a motion to adjourn the meeting. Seconded by Stacey Johanning. Approved unanimously.

The new Board immediately had an organizational meeting. The results of which are as follows:

Joseph Branconi - President
Stuart Edelman - Vice President
Warren Schuster - Vice President
Stacey Johanning - Secretary
Ken Smith - Treasurer