

PALMER GLEN ASSOCIATION
10-14-14
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 and Property Managers Jim Unger and Clive Burnett. Treasurer Ken Smith was unable to attend. A quorum was present. Ten members of the community were present.

Stuart Edelman made a motion that the reading of the minutes of the Board Meeting of 8-12-14 be waived and they be accepted as written. Seconded by Josephine Picone. Approved unanimously.

Joe Branconi thanked Jim Unger for his many years of working with Palmer Glen since transition from the Developer. He will now be stepping aside for health reasons. Jim Unger confirmed that all management duties will continue to be performed Clive Burnett at The Barlow Group. Mr. Unger left the meeting.

Old Business

- Review of Bilichuk status – Joe Branconi reported on the current collection status of the property owned by the Bilichuks and confirmed that the Association was continuing with efforts to collect all money owing. The Board was in full support of this action.
- Drainage at rear of 7509-7537 – Joe Branconi stated that the Board had authorized a clean out of the existing pipes in this area. The Barlow Group will arrange for this to happen and confirm a scheduled date. There is a further drainage issue at the front of the property where the sidewalk meets the new sidewalk put in by Palmer Reserve. The builder of the new Community has been contacted regarding this issue.

New Business

- 2015 Budget discussion – Joe Branconi read a summary of the proposed new budget that had been presented by Ken Smith who could not be present for the meeting. This proposed a drop in quarterly fees to \$250 per home, with the removal of the Comcast contract taken into account. Some reserve figures had to be finalized and the final budget will be approved at the meeting in December.

Review of Financials

- Budget vs. Actual – Clive Burnett reviewed the year to date financials and confirmed that income was ahead of budget by \$8,756 from additional collections, while expenses were \$736 over budget, primarily because of legal expenses related to these collections. Overall the Association was in good financial shape through three quarters of 2014.
- Status of bank accounts – Bank balances were reviewed and the Association currently has 3 CDs in place in addition to operating and money market reserve accounts.

Additional Board Comments

- The Board was asked to review an ARC decision for a fence install at 7455 Roxye Lane. All Board members will look at this situation
- Josephine Picone commented on a couple of landscaping/tree items within the Community and a roof that was in need of cleaning

Member Comments

- A question regarding lake maintenance frequency and task
- The situation with standing water in the street after a heavy rain – SWFFMD will be contacted to discover if there are any options open to the Association to help with this occurrence
- Street Parking at a property on Roxye Lane – This will be pursued with the owner
- The palm tree at the front of Palmer Glen is not looking healthy

Joe Branconi made a motion to adjourn the meeting at 7:40 PM. Seconded by Josephine Picone and approved unanimously.

Next Board meeting is scheduled for Wednesday, December 6, 2014 at 6:15 PM at the Fruitville Public Library.