

MINUTES
PALMER GLEN ANNUAL MEETING
DECEMBER 20, 2005
7:30 PM
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The meeting was called to order at 7:32 by Joe Branconi, President of the Palmer Glen HOA.

The meeting was properly noticed in accordance with the Documents.

Attending were Joe Branconi, Bjorn Svenson, Craig Smith, Alex Bilichuk, Ken Smith, and CAM Jim Unger.

Joe Branconi opened the meeting with an overview of the community during 2005. Topics discussed were community updates on the following:

1. Financial
 - a. Reserves fully funded
 - b. Financial statement by February 28, 2006
 - c. Type of audit to be determined
2. Legal – all issues resolved
3. Committees in place
 - a. ARB
 - b. Neighborhood
 - c. Covenants
4. Lakes – in good condition
5. Drainage
Increase in outflow still ongoing. The agreement with Medallion Homes is they are to fund this project and any necessary remedial action such as cleaning of the storm water drainage pipes.
6. Living in a deed restricted community
 - a. Documents a contract
 - b. Need compliance
 - c. Compromise needed– not legal action

7. Recurrent issues
 - a. Speeding
 - b. Obey stop signs at Palmer Glen Blvd.
 - c. Parking - no overnight parking on the streets or the parking of commercial vehicles
8. Fences – are an accommodation, not a right
9. Hurricane shutters
New hurricane shutter guidelines will be addressed at the Board meeting on Jan. 9, 2006. New guidelines will be mailed to all residents and posted on the web site.
10. Front gate entry code will be changed on January 4, 2006

The ballots for the new resident directors were counted by the Nominating Committee (Nora Branconi). A quorum was present.

Joe Branconi and Craig Smith were reelected to a two year term.

The elected directors immediately had an organizational meeting which resulted in the following:

Joe Branconi	President	Operations and Maintenance
Bjorn Svenson	1 st VP	Operations and Maintenance
Craig Smith	2 nd VP	Legal
Ken Smith	Treasurer	Financial
Alex Bilichuk	Secty	Document Compliance

The meeting was then opened to the residents. There were comments regarding notification, electronic dog fences, the condition of our roads, the condition of the front entryway, and the entry gate camera.

The annual meeting was adjourned at 8:37 PM. Motion Craig Smith; second Bjorn Svenson. Carried unanimously.