

PALMER GLEN ASSOCIATION
02-17-2015
BOARD MEETING
MINUTES
The Barlow Group Office

The meeting was called to order at 6:18 PM by President Joe Branconi.

Proper meeting notice was provided.

In attendance: Joe Branconi, Ken Smith and Stuart Edelman and Property Manager Clive Burnett. Josephine Picone attended via speakerphone. Treasurer Ken Smith was unable to attend. A quorum was present. No members of the community were present.

Ken Smith made a motion that the reading of the minutes of the Board Meeting of 12-03-14 be waived and they be accepted as written. Seconded by Stuart Edelman. Approved unanimously.

Old Business

- Review of Bilichuk status – Joe Branconi reported on the current collection status of the property owned by the Bilichuks. The Association had been asked to waive the costs incurred by the Association for landscaping maintenance of this property. This had been refused and the Board was in full support of this action. The final hearing on this matter is likely to be in March.
- Drainage at rear of 7509-7537 – Joe Branconi reported that the drainage pipes at the rear of these properties had now been flushed out and cleaned. Additional drainage material had been added to each end of each section and some turf areas had been lowered to further help with drainage of excessive water. One section appeared to run slightly uphill and this may be by design to ensure all water does not empty into the drainage pond at one time. No further modifications will be done at this time and the situation will be monitored this summer.

New Business

- Response to resident question from Annual Meeting – Joe Branconi read through a letter responding to various questions raised by Mr. Wolfe at the Annual Meeting. This had been composed by the Association attorney. Any meetings of the ARB committee will be posted going forward.
- Construction project at 7449 – Joe Branconi confirmed that construction of a new home will start at this site in the next couple of months. House plans have been approved and final colors/landscaping plan are to be reviewed. The builder of the home will be responsible for any damage to any common property. Photos of

existing condition have been taken and all residents will be notified once a final start date has been confirmed.

Review of Financials

- Budget vs. Actual – Clive Burnett reviewed the January financials that showed expenses for the first month of the year to be under budget by \$2,000. There were no areas of concern at this time.
- 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. The total balances, as of 01/31/2015 were \$238,665.

Any Other Business

- Mr. Branconi asked The Barlow Group to initiate asphalt repairs around a manhole cover near the entrance to the Community. It was decided that an updated road resurfacing cost should also be obtained for future reference.
- Ms. Picone commented on one roof that needs cleaning. The Barlow Group will write to this owner.
- Mr. Smith commented that level of the lake in the west side of the Community was high. The lake maintenance company will be asked to check on this item.

Member Comments

No members were present.

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

Next Board meeting date and venue is to be confirmed. Meeting will be held in April.