

Palm Lake Homeowners Association
BOARD OF DIRECTORS
MEETING MINUTES
11/3/2018 8:30 AM

8:34 call to order

Board Members Present: Russ, Meredith, Katherine, Purvi
Additional Participants: Steve Maloney

Department Reports

SECRETARY

Approval of Oct meeting minutes
russ motion
Meredith second
All in favor

ARB

Topic of removing leaf sock from storm drain
Steve said its not to block flow to retention pond
Too many leaves coming down and blowing towards drain. The sock will prevent leaves from getting in and will not block water flow

The ketchums blow leaves and grass into street and goes to retention pond/joe's yard

The leaves sit in the gutter – the sock filters to let water thru not debris
russ asked who has authority over that area, it is common area, if its beneficial we can do more research to do socks on all storm drains if better for community

Katherine can reach out to retention pond and see what research is out there regarding the use of leaf socks

Individual homeowner shouldn't have to put down on common property and we can look into it for Palm Lake

Steve's concerns were to avoid future special assessments for the retention pond

Since that portion of the street on the back half has more leaves coming down , can we ask landscaper to sweep the area by storm drains once a week

Steve will remove sock once Russ takes a look and Meredith will reach out to landscaper and find out

OPERATIONS

Sod looks amazing and the area up front has been cleaned up
Lighting up front done with credit from Duke \$204

Katherine will send HOA letter to include the wall landscaping etc...

ARB has reminded the 2 homeowners for tree replacement

TREASURY

\$2500 from Film Company deposited
Approval of September and October financials
Russ motion
Katherine second
All in favor

2019 budget

Insurance very reasonable for perimeter wall and all common property!

Add more to the gate line item as it is more expensive to fix than \$1000
Parts are from various vendors - increase to \$2000

Sidewalk reserves for repairs we need to cut sidewalk portions and cut roots
Get estimate on fixing sidewalks and solicit some quotes

Send Gregg a thank you gift card for fountain maintenance for \$200

We were able to cover other landscaping overage with annual flowers and unused wall maintenance

Insurance - accept quote with renewal in January

switch insurance
Motion - Purvi
Second- Russ
All in favor

purvi to file amendments from 2003 and notify board – aiming for end of Nov

NEW BUSINESS

Nominating committee - Katherine from board and will send letter - asking for 2 homeowners minimum
Nominating committee by end of November

OLD BUSINESS

David Cohen - language states he can take all of settlement
Modify to add % of settlement he can take of settlement

1. Payment terms -
2. percentage of total claim he will keep
3. obligation to see it thru to conclusion

Heslop house – we still haven't heard back on payment
Need to send pictures to client and docs to say what each property needs to do in order to maintain
Katherine called realtor – and we can't do anything to house until eviction period is over

Katherine sent note open house gathering on December 14th - neighborhood

Annual meeting Jan 8th or 22nd as backup
Next board meeting - Dec 1st 830AM

Adjourned 9:56 AM