

**Palm Lake Homeowners Association**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
2/28/2019 7:00 PM

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7:02 call to order at 8716 Crestgate Circle

**Board Members Present:** Ned, Katherine, Purvi, Fred

**Additional Participants:** Steve Maloney, Steven Hunter

Suspends Roberts rule

Do we need to review or implement? We are okay to be neighborly and so far no one has brought up that we aren't using it.

### **1. ARB Report**

Light request was approved for Ned Timmer

Faddis' trying to find landscaping company, getting bids, may be a few months until improvements are made

ARB will contact Sutaria's about lawn bags being out, understandable with leaves this time of year

Joseph's tree – Kurt called Fred this week, and Fred mentioned we may not do oaks at retention pond, can do it on his own, Katherine will reach out to them

Steve Maloney said the nursery will usually come out and deliver and install it....Fred mentioned the trees are expensive right now

### **2. Secretary's Report:**

A. Motion to defer approval of January minutes via email – Purvi

B. Second- Katherine

C. All in favor, the motion carried

Will try to remind future boards to ensure that all members are in compliance for Florida statute

### **3. Operations Report**

A. Projects for 2019

#### **Retention pond trees**

Fred is getting estimates on trees at retention pond, waiting on other proposals

For 13 crate myrtle (12-15 feet) for \$7800 (\$600 per tree installed). We would like bigger ones.

Maloney – said to look at Mitch and Kathy's pine trees, but there's not enough space from wall to plant and allow for growth. Suggested that we can search online for pines that grow in Florida. Steven Hunter mentioned that tall pines may be dangerous with winds but that holly grows pretty fast.

#### **Asphalt**

One bid from an out of townner from Chicago here during the winter for \$6400, but would have to move quickly. We'd rather collect some more bids to compare quotes.

The only other bid we have so far is for \$11,600 which included repair. Fred is planning to get 5-6 bids and would rather wait for the leaves to stop falling.

### **Sidewalks**

No estimates on sidewalks yet but Fred has walked the entire neighborhood. The good thing is very little need full replacement and approximately 95% will need some grinding down, which should save us a lot of money.

Fred can write up annual inspection report of sidewalks for official report prior to next meeting

### **Gate**

Concerns about the exit gate moving slower. We will have to keep an eye on it and hope that it lasts through the end of the year.

#### **4. Treasurer's Report – Meredith unable to attend but sent financials via email**

- a. Motion to approve – Ned
- b. Second- Katherine
- c. All in favor, the motion carried

### **Dues update**

37 homes collected along with some late fees

8661 – Sent letter today to agent and owner (Lynn Cotter – agent, Statebridge: Sushma Bagga and Jennifer Klawans)

Deadline April 28<sup>th</sup> to bring ARB violations up to date.

- b. Status of David Cohen activities on Gamble house- haven't been able to serve her, only a few weeks left in "waiting period"

### **Old business**

- a. Katherine is going to continue to convert pdfs to word and send for posting on website
- b. Survey for homeowners - Scott and JoLee are meeting soon and Ned can be their single point of contact. Their goal is to finish within next 2 weeks and send the survey out by early April
- c. Meredith is loading dates into the website calendar for future meetings and events
- d. Naming of files is in progress so we have standardized naming conventions and it is easier to find and search or sort chronologically
- e. Issues with finding past minutes many missing (2001-2007) - minutes from past only used for concrete proof if we need to make amendments/changes and are not considered official covenants/rules and regulations
- f. Need more guidance from David Kulich

1. \$5000 worth of landscaping – adjust for inflation; have more guidance up to approval of ARB , very subjective , present a design that's approved  
Ned motion to increase to \$8K (2019 Dollars) + standard inflation adjustment or % of annual cost of living/inflation (above sod and irrigation) add verbiage about credit for existing landscaping

- a. Motion to approve – Ned
- b. Second- Katherine

c. All in favor, the motion carried

Keep in mind it is very subjective

1. Roof cleaning is not IN rules and regulations so we can suggest and remind to keep up on cleaning roofs. ARB and Fred will walk around to refresh the list from last year that was not sent out.
2. Questions regarding % for quorum – Ned wants to change ours from 50% to 30%  
However, since we are such a small neighborhood, if it is changed to 30% then only 12 people could create an issue if they band together with their own agenda.  
Ned will ask Kulich if we're in jeopardy of being against Florida statutes (which quote the 30%)
3. Katherine will update ARB form
4. Continued discussion on what is considered common property as the road to sidewalk is HOA owned  
The HOA should be liable for trees and Kulich agrees. We will need to address with the community and make sure we have a uniform look and can trim prior to hurricanes etc. If a tree or branch falls and hits someone the HOA would be liable and not the homeowner. What about lawn from street to sidewalk, or the leaves from the trees? Ned will talk to Kulich a little more to get more insight. Could cost around \$16K a year to maintain and trim trees...Around \$400 in additional dues per household. We would have an arborist to go along with trimmers.

#### **New Business**

Fred Lenz' shed in back yard

Fred to submit ARB form along with picture. According to docs it is allowed as long as no one is living in it. We will document and file arb form for records. It was approved years ago but we didn't have the paperwork on file.

Would like to aim for quarterly social gatherings to build relationships in the neighborhood. Plan to add a social on the calendar and ask for date choices for future events,

Adjourned 8:16 PM