

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MEETING MINUTES

SEPTEMBER 7, 2021

The Board Meeting was called to order via teleconferencing by President Ned Timmer at 7:05 pm.

Board members present: Ned Timmer, Fred Lenz, Bhavesh Vekaria and Mike Ketchum

Board members absent: Marty Crosley

Homeowners present: Joe Saunders, Rebecca Wozny and JoLee Timmer

President Timmer indicated the meeting would be governed by Robert's Rules of Order and those homeowners wishing to speak in the course of the meeting should text their request to be recognized by texting his phone and each would be provided 60 seconds to speak.

SECRETARY'S REPORT

Mike Ketchum presented for approval the minutes from the June 3, 2021 Board Meeting. A motion was offered and seconded to approve the minutes. The minutes were approved without objection. The Secretary also presented for approval the minutes from the August 19, 2021 Special Board Meeting. A motion was offered and seconded to approve the minutes. The minutes were approved without objection.

ARB REPORT

The President called upon ARB Chair Bhavesh Vekaria to discuss the plan being developed by the ARB to address covenant violations as well as aesthetics throughout Palm Lake on a "blanket basis." Vekaria indicated an ARB communication would go out within the next 90 days advising homeowners of any specific issues concerning their property and encouraging homeowners to undertake a course of action to address any areas that were identified.

Vekaria reported a response was still being awaited from 8631 Crestgate regarding the recent ARB notice of an unapproved play structure in the backyard and their previous written commitment to the ARB on April 20, 2021 to have it re-located to an ARB approved location within 90 days.

Timmer added that 8672 Crestgate Circle had been contacted regarding their re-landscaping project underway with a request they promptly secure an ARB approval for their project.

Joe Saunders request to be heard for comments was recognized by Timmer. Saunders voiced his displeasure over the recent placement of a lien on his property by the board for the amount of the unpaid Special Assessment plus interest, late fees and legal fees. The lien was prompted by the continuing refusal by Saunders to pay the Special Assessment to fund the perimeter wall repair project that was unanimously approved by the PLHOA at its 2021 Annual Meeting. Saunders instead indicated that in consultation with his attorney he would have a bond issued over the lien in the meantime.

Saunders proceeded to air further grievances against the board regarding his refusal to permit access to his property for the wall repair while assailing and questioning the competency of the board's management of the wall repair project. To allay Saunders' concern, he was reminded Orange County and the board had carefully vetted all aspects of the wall repair project as part of their thorough approval process in order to obtain the Orange County grant awarded Palm Lake. Further, the project was unanimously approved by the board and the homeowners at the annual meeting. Saunders concluded his remarks by requesting a copy of the PLHOA's Directors and Officers Liability insurance policy. He was asked to put his request in writing and the policy will be provided him. In response to his request, a board member requested Saunders provide a copy of his Florida Contractors License in order to confirm his professional credentials for critiquing the wall repair project. While Saunders represented a copy could be found on his company website, a search did not confirm it nor did the website of the Fla. Dept. of Professional and Occupational Regulation confirm he currently holds a Contractor's License as of Sept. 7, 2021.

Timmer concluded the discussion by offering a motion which was seconded and approved without objection to suspend the voting privileges for Lot 6. Such action is required by our governing documents when a property owner is in arrears with their financial obligation to PLHOA.

OPERATIONS REPORT

Fred Lenz reported some sidewalks with slick areas had been identified and work was underway to address them. He felt the sidewalks are currently "safe" but would likely again need cleaning by the end of the year.

TREASURER'S REPORT

In the absence of the Treasurer, a comprehensive review and discussion of the 2020 and 2021 PLHOA financials along with the Special Assessment collection update could not be held. Timmer reported that the last figures he saw indicated about \$5,000 remains in the Special Assessment and to complete the entire wall repair project the PLHOA would still be about \$3,500 short. To address the shortfall, options included tapping into the reserves and delaying certain beautification projects in the budget. The board will make a determination as to the best option at a later date.

NEW BUSINESS

Timmer initiated a board discussion on the advisability of securing an outside firm to better maintain the PLHOA books. Following the board discussion, a motion was offered and seconded to secure an outside CPA firm for this purpose with a fee cap of \$150 a month and a one-time front-end fee of \$500. The motion was approved without objection.

Timmer reported a review would be undertaken of the PLHOA governing documents prior to the 2022 annual and semi-annual meetings to determine what changes might be considered in addition to one that had been recently recommended by PLHOA legal counsel.

OLD BUSINESS

Timmer reported Duke Energy is slated to begin installation of the new streetlights around Crestgate Circle during the week of Sept. 20, 2021. The new streetlights as ordered will save the PLHOA \$100 per month. He cautioned that the recent hurricanes held out the possibility the work could possibly be delayed due to the deployment of Duke Energy personnel out of state.

As to the ongoing perimeter wall repair project, Timmer indicated work on the outside of the west perimeter wall was completed and work was beginning on the outside of the north wall.

Timmer noted that Palm Lake had recently filed with the state an extension of its Marketable Record Title Act (MRTA) which will have the effect of preserving the PLHOA and its governing documents until 2051.

In response to a board member's inquiry, Timmer anticipated the next Board Meeting would occur in October.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Michael L. Ketchum, Secretary