

Palm Lake Homeowners Association
BOARD OF DIRECTORS
MEETING MINUTES
8/25/2018 8:30 AM

Russ Carlson called the Board meeting to order at 8:33 AM

Board Members Present:

Purvi, Fred, Meredith, Russ

Additional Participants:

Lisa Maloney, Mike Ketchum, Scott & Joan Ziegler

Russ:

we have various governing docs and need to know what's required to change diff docs

- Florida statutes
- articles incorporation
- bylaws - majority of members
- declarations - 75% approval
- rules and regulations - only board approval

Florida statutes give authority

SECRETARY

Fred motion to accept minutes

Russ second

all in favor

ARB

Fred (Katherine unavailable)

Roof cleaning email sent out to neighborhood with suggestion/reminder to clean
see who wants to sign up – if multiples then can get better rate

Table remainder until Katherine back in town – updates next month

Russ asked if HOA should mow/maintain unoccupied homes

We can give notice and then a 2nd notice then say let them know we are taking over
maintenance and you will pay charges

Wall cap replacement - defer till Katherine is back

OPERATIONS

Fred - front lighting - finally seeing progress

Seeing where to bring power from as we couldn't use road power -

They'll bring direct line and then it will go to 2 poles
Should have power very soon – currently they are marking drilling

Street lighting along Palm Lake- last conversation with county
Palm lake not busy enough for county to cover it and since we are gated we don't have a say it is up to the homes on Palm lake

Fred will forward emails to Scott of prior communication with Duke energy

Scott Z - removing the lights on the street was a line item
Purvi reminded them it wasn't about turning the lights off it was to state the county should pay for it

Scott said due to neighborhood watch we should have more and need lights

Fred stated it wasn't board's decision to go dark and it happened because of an error from Duke actually wanting more lights on Palm Lake

Fred - Update on sod around fountain -
Sod very expensive right now - not good time to do it. We can wait until October and if sod comes down we can lay it then

Treasurer

Meredith

Reviewed June and July financials

Still don't have invoice on wall repair for Maloney's house

Fred will send name to Meredith to reach out to ask for invoice/account status

other projects beatification are complete, just need more mulch
Have \$4400 remaining in beatification

Purvi motion to approve financials

Russ second

all in favor

July financials

All anticipated fees are in and have money left in beatification

OLD BUSINESS

One palm dead - other 2 may be diseased

Probably around \$8K to replace a canary palm

\$790 to remove palm

\$230 stump removal

Possibility soil is contaminated - don't put canary palm back in or put a crate myrtle
Soil can spread disease to new trees
Need to retest soil before planting

Removal of dead tree

Fred talked to C&C to remove tree and get quote

If enough in the line item budget to pay for the quote we can take care of it, if not and we end up needing to use money from beautification then we will need to go back to neighborhood to seek approval

INSURANCE

Meredith still working on getting a quote

Maloney's wall expense around \$1500-2000

\$450 to do appraisal before insurance will give quote

Scott sending Meredith a contact to get an appraiser out

Mike suggested that Brown and Brown may have info

Lisa Maloney said quarterly maintenance on wall lessens the insurance rate

New Business

Short term rentals - need to clarify language

get board approval prior to renting

(Not air bnb issue) 2005 owners can rent their property

board would not approve for commercial purpose, it is a one time for less than 2 years with board approval

Do we need to correct language in rules and regulations?

If so, need to file with the county to make it binding

Mike - amendments have not been filed with county

Meeting adjourned 9:34