

**PALM LAKE HOMEOWNERS' ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**EXECUTIVE SESSION MEETING MINUTES**

**JUNE 3, 2021**

**President Ned Timmer called an Executive Session meeting to order at 7:10 p.m.**

**Board members present: Ned Timmer, Fred Lenz, Marty Crosley and Mike Ketchum**

**Board members absent: Bhavesh Vekaria**

**Homeowners present: Steve Hunter**

**The board entered into an Executive Session for the purpose of discussing and attempting to resolve issues arising over the clearing of plant material and the obstructions that have occurred which hinder access to the repair of the perimeter wall behind a residence.**

**Following a sustained discussion and exchange of views among board members on the matter among board members, several steps were agreed upon in an attempt going forward to address and resolve the issues.**

**The Executive Session concluded at 7:52 p.m. and the board then reverted to the published meeting agenda.**

**SECRETARY'S REPORT**

**Mike Ketchum presented for approval the minutes from the April 6, 2021 board meeting. A motion was offered and seconded to approve the minutes without objection. The Secretary then presented for approval the minutes from the April 19, 2021 Special Board Meeting. A motion was offered and seconded to approve the minutes without objection.**

**ARB REPORT**

**No report was presented.**

**OPERATIONS REPORT**

**Fred Lenz reported on recent conversation with a homeowner in neighboring Turnberry regarding some hanging vines on the perimeter wall which might hinder its repair. Agreement was reached on contacting the homeowner if necessary.**

**TREASURER'S REPORT**

Marty Crosley reported he was still working on the PLHOA financials and expected a report to be completed for submission to the board by the weekend. Timmer floated the possibility

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of securing the assistance of an outside bookkeeper for PLHOA finances reporting to the Treasurer.

With respect to the current status of the Special Assessment payments, Crosley reported 37 homeowners were current with their payments while one homeowner was unpaid and another behind in the payment schedule. Notices of the delinquent accounts will be sent in accordance with the PLHOA Collections Policy.

Crosley will also be pursuing an estoppel fee for 8619 Crestgate Circle that was not remitted at the time of closing.

### BEAUTIFICATION COMMITTEE

In the absence of Beautification Committee Chair JoLee Timmer, Ned Timmer commended the partnership between Duke Energy and the Beautification Committee resulting in the recent planting of 34 ten-foot Red Cedar trees along the west perimeter wall. Additional landscaping in the retention pond area is in the planning stages but will be delayed by the Committee until cooler weather arrives.

Timmer also noted the re-mulching project for the beds along Palm Lake Dr. will be completed shortly. Vendor bids will be sought by Fred Lenz.

### OLD BUSINESS

Ned Timmer called upon Mike Ketchum to report on the status of the Orange County Neighborhood Project grant. With the grant project now completed, Ketchum indicated all the required project reports along with the project invoices had been provided to the county with the vendors now awaiting payment by the county.

Noting the installation of the low voltage lighting along the south perimeter wall was completed, Timmer next provided an update on the installation of the new inside lighting by stating no installation date had yet been received from Duke Energy. As to the proposed new outside lighting along Palm Lake Dr., Timmer has still not received a firm quote from Duke but previous indications were that it will be significantly higher than thought initially.

Timmer then presented an update describing the progress to date on the ongoing perimeter wall repair project which is being funded by the Special Assessment. It was pointed out the exact final costs may not be known until certain homeowner walls are cleared of vegetation and an inspection made. Should a shortfall occur in the Special Assessment revenues

actually in hand as the project proceeds, the board agreed PLHOA reserves would be utilized to complete the project until the Special Assessment revenues materialize later in the year.

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Work on renewing the Marketable Record Title Act (MRTA) for Palm Lake was completed by Timmer and reviewed with legal counsel for filing with the state.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Michael L. Ketchum, Secretary