

**Palm Lake Homeowners Association**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
4/8/2018 7:00 PM

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**CALL TO ORDER**

Russ Carlson called the Board meeting to order at 7:03 PM At 8758 Crestgate Circle.

**Board Members Present:**

Purvi, Katherine, Fred, Meredith, Russ

**Homeowners Present:**

Marcos Cigagna

Joan Ziegler

Barney and Ana McCloskey

Steven Hunter

Steve and Lisa Maloney

Mike and Roseanne Ketchum

**AGENDA**

**Airbnb & short-term rentals**

Katherine Adams reviewed Ray's emails with background facts

Governing docs or city ordinance doesn't allow it

Ray replied that only enforced if someone complains

Barney and his wife do Air BNB too – 1-2 a month – and said they are there when people stay  
From social aspect they like it but will stop if board decides against allowing it

Katherine – quoted rules regulations (#4) against rentals

Nothing in regulations regarding short term rentals

It is not allowed by Orange County (<http://www.cityoforlando.net/city-planning/short-term-rentals/>)

Lisa Maloney – stated it is an issue of enforcing governing docs and otherwise opens us up to other issues like operating a business out of their home

Russ stated that it is not allowed by city ordinance so doesn't matter what our governing documents say

Ketchum – expressed that it is prohibited to do short term rentals and is a violation of county code

County code would over rule governing docs

Marco stated his concern with safety of homeowners and their families we have kids playing outside

His house was broken into 6 months ago and he has video footage of the break in and had called the police

The burgler entered Ray's garage at 3am

Ray walked his dogs at 3:30 – and he never called the policie

Joan suggested calling the county office to report Ray/Gina's rentals

Steve Maloney suggested that we should send a friendly letter stating that we have met and discussed and reviewed county ordinance

No short term rentals will be allowed per the county

The board agreed that thus far communication has been friendly and respectful and we would like to reply with our position to cease and desist on short term rentals and not call code enforcement/county to report

**MINUTES** – Meredith will circulate minutes for approval on March meetings

April landscaping minutes sent out for approval

**ARB** – Katherine Adams

no updates

Started project for landscaping committee

**Operations - Fred**

Grass approval –

Work on sod on palm lake – sprinklers up and running

In 30 days can see where we need to resod along palm lake

Outside gate – irrigation issues, hurricane debris – will need to resod a few areas

Wait a month and see what comes back or what we need (have \$ in beautification budget)

Sides of front entrance plan is done – reusing plants from island and replacing magnolia tree

Bryan moving sprinkler heads

4 diff plants

Under signs there is lora pedlum – will trim, needs 3 months to grow out

Then will add roses

Mulch - as soon as front entrance is done

\$1815 for 35 yards

SOD update – biggest project for retention area (front side of sidewalk)

Make best practice for board to get multiple bids if over \$1K of expense

**Insurance requirement on common property including perimeter wall** - Meredith F.

Meredith trying to get estimate for replacement value– needs quotes to replace wall, gate, guard house, fountain

Steven had a contact at South shore – Kevin Morrison

Lisa Maloney had a contact at turtle creek that may have some referrals we can use as well

Fred – update on wall behind maloney’s house, won’t match because it’s not aged – Viking says he can match it pretty close and will honor the original estimate \$1800

They will bridge around tree and trim root – and have no impact to tree

Russ motion before proceeding with masonry to hire arborist to get opinion if right approach

No second

Move forward with repair and follow up on neighbors offer to pay half – (we will budget for all \$1800)

Wall is separating by Katherine’s house at the column –will get someone to come look and estimate repair, if necessary

Lisa Maloney tried to talk to neighbors in her previous role on ARB to not grow vines etc on the wall – didn’t get a response

She mentioned that Turtle creek doesn’t allow plants to grown on the perimeter wall and they make homeowners take it down

Katherine thought it’s a good time to let neighbors know that the HOA is responsible for the wall at this point so going forward they need to remove anything growing up on wall - otherwise the homeowners are responsible for that section of that wall

**STREET LIGHTS**

Last 3 months – saved average \$156 a month – annually over \$1800

Duke energy made a mistake – and is working to fix to reconnect the lights

Light by Steve/Lisa house is on past 3 days – Katherine will notify duke

Treasurer's report – Meredith motion, Russ seconded, all in favor Fred Katherine, Purvi

May 10<sup>TH</sup> 7pm – board meeting at russ's house

Meeting adjourned at 8:23PM