

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES

MARCH 27, 2023

Board members present: Russ Carlson, Fred Lenz, Tory Wozny, Dr. David Boyer and Mike Ketchum

Homeowners present: Sal Haider, Steve Maloney, Aaron Walker, Marty Crosley, Chanel Bozarth, Rose Ann Ketchum, Ned Timmer and Simon and Louise Hemmings

Association guest present: Randy Treadwell, TPS Association Management Services

President Russ Carlson called the meeting to order at 7:30 pm.

SECRETARY'S REPORT

Mike Ketchum was recognized to present for approval the minutes from the March 14 Board meeting. A motion was offered to approve the minutes followed by a second and the minutes were approved without objection.

The Secretary also reported he had filed today with the Orange County Comptroller's office an amendment to Palm Lake's Exhibit "A" Planning Criteria that was approved by the board on June 19, 2007 but not filed as required. He mentioned also a regulation addressing Palm Lake Lease-to-Purchases which was rescinded on advice of legal counsel by the Board on October 3, 2022, had not yet been filed as required with the county and he would shortly do so.

MANAGEMENT COMPANY DISCUSSION

President Carlson introduced as the sole topic for discussion at the board meeting the consideration of hiring a Management Company to manage the affairs of the PLHOA. He introduced Randy Treadwell, representing the TPS Association Management Services which is under consideration as a potential vendor. Carlson began the discussion by sharing that the ARB responsibility and the inability to recruit volunteers to staff it has been an ongoing challenge for the PLHOA.

Mr. Treadwell was then recognized by Carlson to provide a general overview of his company's perspectives on managing the ARB responsibility. Questions arose from several attendees as to how Treadwell handled specific ARB violations. Treadwell responded by providing a number of examples as to how his company had addressed certain ARB issues in communities they currently manage. Additional discussion occurred over how "grandfathering" entered into ARB enforcement protocols. Inquiries were also heard from attendees with responses following from Mr. Treadwell regarding the company's current book of business in the area and its reputation.

Sentiments were expressed by several attendees to the effect that a Management Company was unnecessary and the PLHOA was well-equipped to handle ARB matters. It was suggested ARB volunteers would soon appear and the names of certain PLHOA members were advanced as potential candidates.

Following a brief discussion by the board and attendees on a Management Company's potential cost to the PLHOA and whether it was found in the current budget, Russ Carlson asked the Secretary to place in the minutes that a cost proposal would shortly be prepared for release to the PLHOA.

To conclude the Management Company discussion, a motion was offered by Carlson and seconded stating *"Any three members of the PLHOA who are eligible pursuant to the Palm Lake governing documents and Ch. 720, Florida Statutes, are invited to form an ARB of three members to fulfill the duties and responsibilities as outlined in Article XI of the Palm Lake governing documents. Should said ARB formation not occur by April 3, 2023, the PLHOA President is authorized to move forward with securing a Management Company."*

Carlson called for a vote on the motion and the vote for passage was 4 – 0 with 1 abstention.

Yes – Carlson, Wozny, Boyer and Ketchum

Abstention – Lenz

TREASURER'S REPORT

Dr. David Boyer reported all the 2023 PLHOA dues had been collected and the Road Reserve funds have been transferred as directed.

The meeting was adjourned at 9:32 pm.