

**PALM LAKE HOMEOWNERS ASSOCIATION**

**2023 ANNUAL MEETING MINUTES**

**JANUARY 21, 2023**

Board members present: Ned Timmer, Fred Lenz, Dr. David Boyer and Mike Ketchum

Homeowners present: Steve Hunter and Katherine Adams, Russ and Bev Carlson, Marcos Cigagna, Marty and Dawn Crosley, Rose Ann Ketchum, Scott and Joan Ziegler, Simon and Louise Hemming, Purvi Jayswal, Steve Maloney, John and Meredith Fitzgerald, Joe and Mary Sikora, Nadeem Veerani and Rebecca and Tory Wozny

Homeowners represented by proxy: Sal Haider, Debbie Britt, Tom Dugan, Ben Ellis, Tiffany Faddis, Mike Faragalla, FLDC Holdings LLC (David Cohen), Kietta Gamble, Ann Hajek, Greg Hatch, Ajit Nana, Jack Rifai, Robert Rene, Andrew Sordi, Hannelore Schmacker, Dr. Ben Service and Sung An LLC (Joe Saunders)

President Timmer called the meeting to order at 10:12 am and announced the resignation of ARB Chair Steve Hunter whose board seat would be filled in the election held during the 2023 Annual Meeting.

**SECRETARY'S REPORT**

Mike Ketchum presented for approval the minutes from the Jan. 4<sup>th</sup> Board of Directors meeting which also included the resignation statement of Beautification Committee Chair JoLee Timmer accompanied by a summary report of accomplishments during her 3-year tenure. A motion was offered and seconded to approve the minutes along with Ms. Timmer's report which were approved without objection.

The Secretary proceeded to update the attendees on the status of the proposed Montessori School and day care center. He noted the board's initiative to form an opposition coalition with Palm Lake Dr. and Palm Lake Circle residents was successful and had resulted in lowering the initial contribution request from Palm Lake residents to retain an attorney from \$300 to \$150. On behalf of the board, he thanked and recorded for the record the following 26 Palm Lake homeowners who, as of the 2023 Annual Meeting, have contributed the requested \$150 to fund the attorney retained by the coalition formed to oppose the school and day care center:

Sordi Ellis Timmer Vergara Service Hatch Faddis Boyer Vergara Ketchum Hemming Hajek Wozny Napoleoni Haider Lenz Rene Nana Jayswal Ziegler Cigagna Crosley Maloney Walker Adams/Hunter Carlson

He additionally thanked and recorded for the record the following 33 Palm Lake homeowners who recently signed the PLHOA petition in opposition to the proposed school which was delivered recently by him to the Board of Zoning Adjustment staff and District 1 County Commissioner Nicole Wilson:

Ellis Carlson Boyer Hunter/Adams Wozny Timmer Lenz Ketchum Bozarth Haider Nana Ziegler Jayswal Sikora Service Vergara Gamble Cigagna Hatch Britt Crosley Rifai Veerani Maloney Rene Dugan Hemming Napoleoni Hajek Hu Faddis Walker Faragalla

Ketchum stressed the importance of contacts by PLHOA members with County Commissioner Wilson to voice their opposition to the project as she will be absolutely critical to defeating the project at the

public hearing before the County Commission when it is scheduled in the coming weeks. He indicated he will prepare a sample communication for PLHOA members to use in directly contacting Wilson either by email or letter.

**ARB REPORT**

Ned Timmer indicated in the absence of an ARB Chair currently the ARB report would be bypassed.

**OPERATIONS REPORT**

Fred Lenz noted there were not many projects last year due to budget constraints but more were coming up this year. He stated the Beautification Committee had done a “superb job” in overseeing the plants and sod but added that one person can’t do the job alone and hoped JoLee Timmer might reconsider her resignation.

Lenz indicated that tree trimming was felt to be in “good shape” for this year and stated the eventual road-paving project should be delayed as long as possible.

With respect to the retention pond, Lenz was pleased with its appearance despite its well-known high-water table. He stressed the importance of homeowners keeping leaves out of the gutter as a means of avoiding unnecessary pond scraping. Scott Ziegler suggested the ARB place in its Planning Criteria an enforcement means of keeping leaves out of the gutters.

Ned Timmer noted the repair of certain sidewalks and indicated others may need an evaluation. Lenz requested homeowners contact him with any sidewalk concerns that need addressing. Lenz further indicated a long-range plan was being developed for the eventual road re-surfacing. Ned Timmer shared information received from one source projecting what the eventual road re-surfacing project might cost. Steve Maloney criticized the reliance on one source and urged additional inquiries be made to determine what the project might actually cost.

Several homeowners voiced concerns over the noisy entrance gates. Meredith Fitzgerald suggested donations be collected for gate repair. Fred Lenz committed that the needed repairs will get done.

Steve Maloney inquired as to the status of the perimeter wall repair project and suggested there were possibly some problem areas. Fred Lenz advised the masons would be out next week to complete work and he would be “hands on” to oversee the situation.

**TREASURER’S REPORT**

Dr. David Boyer reported 24 of the 39 homes had remitted their 2023 dues. He indicated currently \$7,600 was in money market funds and \$57,000 was in road reserves. Ned Timmer briefly reviewed the current balance sheet for the reserves and discussed in further detail the 2022 budget vs. actuals. Timmer indicated some beautification projects of necessity had to be curtailed due to having to proactively address some tree issues. In some other budgetary categories, Timmer stated that there was a \$1,572 overage in legal expenses and there was an increase in electricity costs excepting for the guardhouse due to the heating unit outage there. Overall, Timmer reported there was \$10,032 being

carried forward into 2023. Steve Maloney maintained for this reason a dues increase was not necessary and engaged Timmer in an extended dialogue regarding how the \$10,032 should best be carried forward and utilized.

Maloney went on to question the level of spending on Palm Lake's landscaping and pest control services stating more bids should be sought in order to obtain cheaper vendors. Timmer responded that bids had been sought and the current landscaping vendor was the cheapest. He also noted additional duties had been assigned the current vendors compared to the previous vendors. Timmer recognized Beautification Committee member Rose Ann Ketchum who noted the Committee had worked for nearly 4 years to improve the deteriorating appearance of Palm Lake with extensive re-sodding and refurbishing of flower beds along Palm Lake Dr. and at the island and fountain. Ketchum stressed the importance of maintaining the current vendors to prevent Palm Lake's appearance from deteriorating once again and indicated she could not continue her volunteer service if landscaping and pest control were not properly prioritized by the board.

Joe Sikora suggested an increase of the \$1,400 in Palm Lake's Initiation Fee be considered. Mike Ketchum indicated he was open to considering an increase but cautioned some homeowners in the past felt any increase would deter potential home sales.

Steve Maloney suggested the retained CPA be dismissed and noted Joe Sikora's willingness to assume that function on a voluntary basis. John Fitzgerald objected, stating the use of a Palm Lake resident for this purpose would be inappropriate.

Timmer next turned to the election of 3 board members and advanced Fred Lenz, Tory Wozny and Russ Carlson as the nominees for the 3 seats. Timmer inquired of the attendees if any further nominations were forthcoming. With none forthcoming, Mike Ketchum moved the nominations cease and the 3 nominees be elected by acclamation. The motion was seconded and Timmer asked for a vote by a show of hands which indicated the 3 nominees were elected without opposition.

To conclude the meeting, the Secretary was asked to tally the votes on the proposed 2023 dues increase of \$195 per homeowner. Following the count, the Secretary announced the proposed dues increase was approved by a 17-16 vote.

To conclude the meeting, Ned Timmer offered some reflections on his service as President over the last 4 years calling it a "labor of love" but oftentimes "a thankless job." He committed to being available in the future to assist the board and requested his summary of accomplishments during his tenure be posted along with annual meeting minutes. Ketchum commended his dedicated service and that of Jo Lee Timmer which has made Palm Lake an even better place than what they found. Attendees joined in a round of applause in recognition of their service to Palm Lake.

As the new President, Russ Carlson advised attendees a brief organizational conference would be held by the new board and all were welcome to observe. The new board assembled and a motion was offered by Mike Ketchum to elect Russ Carlson as President. The motion was seconded and approved. Russ Carlson then moved to elect Tory Wozny as Vice President. The motion was seconded and

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approved. It was agreed the remaining 3 board members (Ketchum, Lenz and Boyer) would remain in their current board posts.

The meeting was adjourned at 12:10 pm.

Respectfully submitted,

Mike Ketchum, Secretary