PALM GARDENS ESTATES OWNERS'ASSOCIATION, INC.

Board of Directors Meeting

April 20, 2016

Time & Place:	4:00 p.m. – Community Center
Directors Present:	Robert Juba, John McCalley, Bobbie Mehringer, Rusty McCalley and Jane Carl
Others Present:	Community Manager Deborah Markham and homeowners

Board of Directors Minutes

Establish a Quorum/Call to Order

A quorum was established with five directors present. The meeting was called to order at 4:00 p.m.

Homeowner Forum – Agenda Items

Concerns regarding the Rules and Regulations were discussed.

Approval of Prior Meeting Minutes

John McCalley moved and Jane Carl seconded to approve the February 10, 2016 meeting minutes. The motion carried 5-0.

Reports

Treasurer's Report

Bobbie Mehringer read the treasurers report (see attached).

Unfinished Business

Board Adoption of a Fine and Enforcement Policy

John McCalley moved and Robert Juba seconded to adopt the Fine and Enforcement Policy as presented. The motion carried 5-0.

New Business

Accept Proposal from Ace Asphalt to Seal and Crack Fill Palm Gardens Drive - Ratify

John McCalley moved and Robert Juba seconded to ratify the action of accepting the proposal from Ace Asphalt for $6,680 to crack fill and seal the Palm Gardens Drive. The motion carried unanimously. The quote from Whiteford Grading exceeded $9,000. Work will commence May 23 and May 25.

Review Quote to Paint Street Address on Curb in Front of Homes

Robert Juba moved and John McCalley seconded to not accept the quote to paint street addresses on the curb of each home. The motion carried 4-1 with Bobbie Mehringer opposing.

Association Insurance Renewal with American Family Insurance

Robert Juba moved and John McCalley seconded to renew with American Family insurance. The motion carried 5-0.

Establish Rules and Regulations
John McCalley moved to postpone making any decision at this time and suggested that the manager send them some examples of rules from other associations. Robert Juba seconded and the motion carried unanimously.

Homeowner Forum
Rusty McCalley asked that the Board reach out to the Sica's to gain permission to have the palm trees trimmed at the front entrance as the Board would like to approve the overall appearance.

Next Meeting Date and Time – July 20, 2016 @ 4:00 p.m.

Adjourn Meeting
A motion to adjourn was made by John McCalley and seconded by Robert Juba. The meeting adjourned at 4:48 p.m.

Respectfully submitted;

Jane Carl
Secretary

Attached: March 31, 2016 Treasurer's Report

PALM GARDENS ESTATES OWNERS' ASSOCIATION
Treasurer's Report submitted by:

as of March 31, 2016

BALANCE SHEET

Cash in the operating account	$	10,478.01
Cash in the reserve account	$	52,099.89
Delinquent Assessments totaled	$	2,070.86

Delinquent assessments are collected in accordance with the association's collection policy. Three units make up 95% of the delinquencies.

FOR EACH BUDGETED ACCOUNT

I have reviewed the comparison of budget to actual and noted the following:
There are no unusual variances

Total Administrative – running under budget $1,021.74
Total Maintenance – running under budget by $125.01
Total Utilities – running over budget by $9.90

Current year net income of $636.84