PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRCTORS

MEETING MINUTES

MAY 11, 2023

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

Board members absent: Tory Wozny

Homeowners present: Scott Ziegler, Dr. Ann Hajek, Sal Haider, Rose Ann Ketchum (representing the Beautification Committee), Dr. Aaron Walker and Lynn and Elisabeth Butler.

President Carlson called the meeting to order at 7:05 pm following a welcoming by the board and other homeowners present of our newest residents Lynn and Elisabeth Butler.

TREASURER’S REPORT

Dr. David Boyer indicated $30,000 had been transferred to the Management Company for the payment of PLHOA bills. Russ Carlson stated he would be asking the Management Company detailed information and assistance on monthly spending in order to map the level of cash requirements that should be kept readily available for use.

Dr. Boyer also indicated $20,000 would be placed in a short-term CD and noted CDs in the Road Reserves would soon be coming up for renewal.

In response an inquiry by Dr. Boyer, Russ Carlson directed Mike Ketchum be added as a second signer on the Synovus account.

SECRETARY’S REPORT

Mike Ketchum presented for approval the minutes from the April 3rd board meeting. A motion to approve was offered followed by a second and the minutes were approved without objection.

Ketchum proceeded to provide an update on the May 10th Palm Lake Community Meeting regarding the proposed Montessori School and day care center project on Palm Lake Dr. He reported the appeal process was now underway with the attorneys of record recently filing counter motions. All indications point to the appeal not being heard and the matter finally resolved for quite some time. Currently, the project appears at a standstill and no permits have been requested allowing the applicant to reconfigure the building to comply with the variance requirement. It was pointed out the approval process would have to begin anew for the applicant if it seeks to comply and proceed ahead with the variance requirement.

Ketchum reported $8,375 has been raised to date toward the projected $17,000 necessary to underwrite the appeal. He encouraged PLHOA members to continue with their financial support in partnership with our neighbors along Palm Lake Dr.

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ARB REPORT

Sal Haider, who is overseeing the project to refine our community standards and Rules and Regulations, provided an update on the work to date. A draft document will be finalized and circulated to the board by the end of the month before its submittal to legal counsel for further review. It will then be distributed to the PLHOA for comment before final board action occurs.

PRESIDENT’S REPORT

Russ Carlson reported he was “underwhelmed so far” with the performance of the Management Company and cited several areas of concern that he will address with them.

Carlson then proceeded to cover a number of topics in the Operations area as follows:

* The recent repair work on the Faragalla wall, while felt not perfect, was approved
* Removal of the tree by the Dugan driveway, along with related repair work on the street, curb and sidewalk that are being impacted was approved and the project will be coordinated with the Management Company
* A professional assessment of the irrigation system in order to determine why it is not operating properly was approved
* A budget request submitted by Beautification Committee member Rose Ann Ketchum involving the replacement of several certain plants and re-mulching of certain bare areas in flower beds. The plant refurbishment will occur after the irrigation issues are resolved
* Quotes will be sought for a security system upgrade on the recording technology at the gate and installation of a drop gate to discourage “piggybacking”
* Further discussion of the of the recent letter from Ned Timmer was dismissed

With respect to the wall repair project, Mike Ketchum inquired as to the status and proper disposition of any surplus funds suspected to be left over from the 2021 Special Assessment for the wall repair. The question will be looked into for an appropriate answer.

Russ Carlson circulated for board review and comment draft covenant amendments prohibiting fractional ownerships of any Palm Lake home.

Scott Ziegler inquired on the status of the steps being taken by the board to address certain properties whose landscaping fails to meet Palm Lake standards. Fred Lenz recounted the efforts he had made to date with one of the homeowners. Russ Carlson indicated an invitation to mediation would be the next step undertaken by the board to obtain compliance.

In the interest of time, the remaining published agenda items were deferred.

The meeting was adjourned at 8:38 pm.

Respectfully submitted,

Mike Ketchum, Secretary