**PALM LAKE HOMEOWNERS’ ASSOCIATION**

**BOARD OF DIRECTORS**

**SPECIAL MEETING MINUTES**

**JANUARY 4, 2023**

The Special Board of Directors Meeting was called to order by President Ned Timmer at 7:02 pm.

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

Others present: Russ Carlson

Ned Timmer offered the resignation of JoLee Timmer from the Beautification Committee and requested a summary of the completed Beautification Committee projects be appended to the meeting minutes by the Secretary.

**Secretary’s Report**

Mike Ketchum presented for board approval the minutes from the Dec. 17 Special Membership Meeting. A motion was offered and seconded to approve the Dec. 17 minutes. The motion was approved without objection. Ketchum also presented for approval the minutes from the Dec. 17 Board meeting. A motion was offered to approve and seconded. The motion was approved without objection.

Ketchum presented for Dr. Boyer’s signature the document required of new board members pursuant to Ch. 720.3033, Florida Statutes. Signature of the required document certifies he has read the pertinent Palm Lake governing documents and commits to upholding the documents and faithfully discharging his responsibility to the association.

**Treasurer’s Report**

Ned Timmer presented the November financials for board approval which were approved without objection.

**ARB Report**

Steve Hunter updated the board on the status of several current ARB requests of homeowners. Hunter also sought board input on the best way to obtain community input on the pending ARB Survey designed to help determine from PLHOA members what should be ARB priorities for enforcement. Discussion followed and it was decided to distribute the survey so it can be a topic at the upcoming annual meeting.

Timmer added to the report that the board’s continuing efforts to resolve the landscaping deficiencies at Lot 23 were unsuccessful by the Dec. 30 deadline given the homeowner by the board and the matter would now be referred to PLHOA legal counsel for further action.

**Operations Report**

Fred Lenz updated the board on the status of the perimeter wall repair at Lot 18. He indicated a mason was out today who, after an inspection, approved of the work done to the wall damaged by a vendor. Timmer felt a better clean-up of the repair should be required and Lenz replied there was a chemical

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that could be used for that purpose. Timmer requested Lenz contact the vendor who damaged the wall to oversee the cleaning work which must be performed by a licensed mason.

Discussion next occurred on the differing observations made by Timmer and Lenz on the quality of workmanship at certain areas of the perimeter wall repair project. Masons are expected during the month to finish the remaining work on the project.

Timmer requested Ketchum to brief the board on what he had learned regarding the protocols for the Jan. 5th Board of Zoning Adjustment meeting on the Montessori School request for a Special Exception and a Variance. Timmer next led a board discussion on the options before it for partnering and sharing funding with Palm Lake Dr. and Palm Lake Circle residents to retain an attorney to oppose the Montessori School. Views were exchanged by board members as to the advisability of funding the attorney solely from PLHOA funds or seeking voluntary donations of $150 from PLHOA members. After the discussion, it was decided Timmer would initially issue a solicitation of PLHOA members requesting a voluntary donation of $150 by Jan. 9th.

The meeting was adjourned at 8:12.

Respectfully submitted,

Mike Ketchum, Secretary