PALM LAKE HOMEOWNERS ASSOCIATION

 BOARD OF DIRECTORS

 MEETING MINUTES

 FEBRUARY 3, 2024

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

Homeowners present: Sal Haider and Rose Ann Ketchum (Member, Beautification Committee)

President Russ Carlson called the meeting to order at 10:05 am.

TREASURER’S REPORT

Dr. David Boyer presented the PLHOA Balance Sheet as of Feb.3, 2024. Russ Carlson reminded Dr. Boyer that balance sheets and the P&L statements would be needed for distribution at the upcoming annual meeting. Dr. Boyer reported that 13 homeowners to date had not paid their 2024 annual dues and follow ups with those homeowners would occur.

SECRETARY’S REPORT

Mike Ketchum presented for approval the minutes from the Nov. 28, 2023 Board of Directors meeting. A motion was offered and seconded to approve the minutes without objection. In recognition of his absence at the Nov. 28th meeting, Tory Wozny registered an abstention on the vote.

DISCUSSION OF PROPOSED COVENANT AMENDMENTS

Russ Carlson surfaced for board discussion the three governing document amendments proposed by the board to be voted on by the PLHOA membership in the near future.

The first was a Bylaw amendment seeking to provide certain limitations on the number of proxies that could be held. The amendment as presented by Carlson provided that each homeowner could hold up to two proxies but board members could hold an unlimited number. Concerns on this version were expressed by several attendees. Mike Ketchum offered a substitute amendment to instead limit all homeowner to two proxies. He cited the concerns heard from several homeowners over “ballot harvesting” practices. He added that all homeowners should be on an equal footing with board members in obtaining proxies and felt “ballot harvesting” discouraged greater participation at PLHOA meetings. In opposing the amendment, Fred Lenz stated limiting proxies could prohibit homeowners from voting since the limits could potentially result in their proxy not being accepted by a homeowner. Sal Haider felt that would not be a problem as other homeowners could still be solicited. Russ Carlson sought further clarity on what constituted “ballot harvesting” vs. “canvassing.” Sal Haider and Tory Wozny offered their thoughts on the matter stating “canvassing” was a perfectly legitimate exercise while “ballot harvesting” presented more of an appearance problem to some. Sal Haider provided an explanation on the proper usage of “limited” proxies and “full” proxies on the matters coming before the Feb. 10th PLHOA Annual Meeting.

Following the proxy discussion, a motion was offered by Ketchum and seconded by Wozny on the substitute amendment to the original proposal. The vote to advance it to the PLHOA membership was:

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YES: Ketchum, Wozny and Dr. Boyer NO: Lenz and Carlson

The second was a proposed covenant amendment related to prohibiting AirBnbs, VRBOs, house exchanges, timeshares and fractional ownership of homes in Palm Lake. While initial board support was indicated, the board will first submit the draft amendment to legal counsel for final approval before its submittal for approval at the annual meeting.

The third was a proposed covenant amendment related to prohibiting the residency in Palm Lake of sex offenders and sexual predators. In light of the prior sign-off by legal counsel, the proposal was approved to be advanced to the PLHOA membership for an approval vote.

Discussion occurred on the process ahead for submitting the proposed amendments to the PLHOA membership for an approval vote. It was determined the three amendments would be presented for discussion at the Feb. 10th PLHOA annual meeting for community input and a “straw vote.” Should the amendments receive support, the next step would be the required formal noticing to the PLHOA membership of the final version of the proposed amendments and the date of the election to approve them.

CGDMS DISCUSSION

In response to the recent ARB infractions list submitted by Steve Hunter, it was determined notices would shortly be distributed to the identified homeowners to encourage their compliance with the CGDMS Rules and Regulations. That will be followed by an assessment of their compliance with the new standards and notification of any continuing violation. A period of time will be allowed for correcting the problem. However, should the problem not be corrected, appropriate enforcement actions permissible under the new rules will be undertaken.

As a point of information, Mike Ketchum alerted the board to the movement of several bills affecting HOA governance during the current Florida legislative session which, if enacted, would alter or negate certain provisions within our governing documents and the CGDMS. This would result in the board, having to either amend our documents in-house with the required changes or secure costly legal counsel to do so. However, following discussion on whether to consider delaying the CGDMS roll-out the board consensus was to proceed ahead with implementing our documents and await the actual outcome of the pending Tallahassee legislation which, if enacted, would go into effect on July 1, 2024.

Following the discussion, having received final approval by legal counsel of the proposed CGDMS document, Tory Wozny offered a motion which was properly seconded to give final board approval of the CGDMS document. The motion was approved without objection. Fred Lenz recommended copies of the CGDMS be distributed to all homeowners.

CAPITAL REPLACEMENT PLAN

Russ Carlson distributed for board review and comment a Capital Replacement Plan Overview document. Carlson summarized its findings by observing there “is a hole in our budget” in meeting the

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critical capital needs in a number of areas that were identified in the document. There was agreement by several attendees that in order to be successful it was critical the board begin to “socialize” this matter with homeowners since a dues increase or Special Assessment will be necessary to fund the future needs of the community.

2024 PLHOA ANNUAL MEETING PLANS

Russ Carlson announced the 2024 PLHOA Annual Meeting would be held at the Dr. Phillips YMCA. He indicated the agenda items would include the 2023 Year-End Financials Overview, an Operations Overview, a 2024 Project Plan, a 2024 Board Meeting Dates plan, a County Neighborhood Grant Update and the board elections for the 2024-25 term.

The meeting was adjourned at 11:56 am.

Respectfully submitted,

Mike Ketchum, Secretary