

Palmera Park Corp. LLC

1205 N Palmera Drive, P.O. Box 749

La Feria, Texas 78559

Board of Directors

Minutes of Monthly Board Meeting

January 6, 2025

Minutes of the Board of Directors meeting of the Palmera Park Corp. in La Feria, Texas, held at the Palmera Park Clubhouse, in La Feria, Texas, at 6:00 PM on January 6, 2025

CALL TO ORDER

President Em Williams called the meeting to order at 6:00 PM.

ROLL CALL OF OFFICERS

Board of Directors roll call took place at 6:00 PM.

Board members present:

Em Williams, President

Bill Patrick, Vice President

Helen Fenimore, Secretary

Arnold Lance, Building & Grounds

Clay Stokes, Building & Grounds

Janice Lutz , Treasurer

HOMEOWNER ATTENDANCE

We had 9 visiting Homeowners attend the meeting

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Minutes were corrected, and motion made by Arnold Lance to approve the minutes of the April 1, 2024, meeting. Motion seconded by Clay Stokes. Motion passed.

FINANCIAL REPORT

Janice Lutz, Treasurer, gave the treasurer's report.

Beginning Total Assets:	\$ 18,385.54
Credits	\$ 6,280.00
Debits	\$ 1,792.09
Total Checking	\$22,873.95

Beginning Money Market	\$19,656.00
Interest	\$ 34.61
Total Money Market	\$19,690.61

APPROVAL OF THE NOVEMBER 2024 FINANCIAL REPORT

Motion made by Helen Fenimore to approve the November 2024 financial report. The motion seconded by Arnold Lance. Motion passed.

COMMITTEE REPORTS

Ladies Report: Need more to attend.

Activities: Numerous events are scheduled. Check Bulletin Board for more information. Season tickets will be available.

Building & Grounds: Arnold Lance reported a private event had some destruction that has since been repaired. We need to make sure everyone knows the rules. They are posted on the bulletin board. . Arnold made a motion for the clubhouse to be used only by park homeowners. All park owners should be allowed to attend any function held at the clubhouse. Em Williams stated he would not accept a motion and instead he would bring it up at the Annual meeting.

Membership: Bill Patrick advised there are 2 members with unpaid dues from last year. We have several 2025 unpaid dues as of this date. Letters/invoices need to be sent once the fine is determined for "overdue payments".

Occupation Verification Report 55+ Regulations: Helen has been assigned to work on the occupation verification report. She needs to find the information to do so. We still need a verification ID for Richard Williams' wife.

Brick Memorial Patio: Looking for volunteers to help with laying the patio bricks.

Nomination Committee: We have three names for the Board elections: Em Williams, Brenda Stokes, and Bev

Occupational Committee: Report will be presented at the Annual Meeting.

Audit Committee: Report will be ready by Annual Meeting.

Bylaws Committee: Due to legal requirements implemented by the Texas Legislature, we are unable to complete the changes necessary to present to the Annual Meeting. Hopefully we can get the changes completed prior to the 2026 Annual Meeting.

OLD BUSINESS

Under 55 offense: Richard Williams is moving for Fig Tree Resort February 1, 2025. He will retain his home here in the park, possibly to rent it until circumstances allow them to move back to Palmera Heights.

Texas 614: Contents of the new Texas laws were discussed.

Carson Lawsuit: No progress has been made. Fines will be determined at the Annual Meeting.

NEW BUSINESS

New Residents: Discussion regarding making sure new homeowners have copies of Palmera Park Covenants, Bylaws, Constitution, Policies and Procedures, along with a copy of the Palmera Park Clubhouse Rules and Regulations.

Telephone Needed: Board approval for a phone to be set up for the Palmera Park Corp. as per IRS qualifications.

Website: The board approved Website hosting changes to accommodate Texas requirements. A new website will be with GoDaddy for a 5-year contract with a total amount of around \$600. to enable access in the event of a death or an emergency of the webmaster.

Playroom entrance: The board approved adding a padlock to the doors during the time the clubhouse was used for events other than Member events.

Newsletter: The board approved a newsletter to be used to keep members up to date on clubhouse affairs..

NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Monday, February 3, 2025.

The board adjourned at 7PM

Helen Fenimore, Secretary

December 2, 2024