

Palmera Park Corp. LLC

1205 N Palmera Drive, P.O. Box 749

La Feria, Texas 78559

Board of Directors

Minutes of Monthly Board Meeting

November 4, 2024

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 November 4, 2024.

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

**Treasurer, Janice Lutz attendance was via cell phone.

OPEN FORUM

Jan Koran contacted the Board prior to this meeting and was approved to speak, regarding Covenant enforcement, after the Board completes the business meeting.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion made by Arnold Lance to approve the minutes of the April 1, 2024, meeting. Motion seconded by Bill Patrick. Motion passed.

FINANCIAL REPORT

Janice Lutz, Treasurer, gave the treasurer's report through cell phone.

A.	Beginning Balance:	\$ 24,226.61	
B.	Debits:	\$ 2,178.62	
C.	Ending Balance 10-31-24	\$ 22,047.99	
D.	Money Market		\$ 19,587.38
E.	Interest from Money Market	\$ 34.84	
F.	Money Market Balance 10-31-24	\$ 19,622.22	
G.	TOTAL ASSETS 10-31-24		\$ 41,670.21

COMMITTEE REPORTS

- H. Ladies Report: Nothing to report other than their first meeting will be Tuesday, November 5, 2024.
- I. Activities: Sharon West advised Thanksgiving dinner will be at 1:00 PM. Calendars are available at the Clubhouse door. Kay Falk, Activity Director, will be here in December.
- J. Building & Grounds: Arnold Lance reported work is complete on the following projects:
- Fire Extinguisher Maintenance completed.
 - Clubhouse floor has been refurbished.
 - Freezer purchased to replace damaged unit.
 - Trees have been topped and trimmed.
 - Clubhouse door locks have been changed and new keys have been distributed.
 - Rat traps/poison maintained.
 - Brick pillar on Colgate has been repaired.

OLD BUSINESS

- K. Past Membership Dues for 2024: Bill Patrick advised there are 2 members with unpaid dues. Letters/invoices need to be sent once the fine is determined for "overdue payments".
- L. Brick Memorial Patio: The board discussed this ongoing fundraiser, which will continue through the following year.
- M. Parking Lot Bids: As no bids have been presented, the bids have been tabled for future discussion.

- N. Property Taxes: The clubhouse and adjoining lots have been combined by the Cameron County Appraisal District.
- O. Tax Reassessment: After researching Texas tax law, Helen Fenimore discovered a "Double Taxation" clause that applied to our Palmera Park Corp. property taxes. After protesting the taxes with the Cameron County Appraisal District, the 2024 tax amount due has been reduced to \$542.71 from \$1915.08 in 2023. Make sure the "Double Taxation" credit is applied in the years forward.
- P. Texas 614: Contents of the new Texas laws were discussed.
- Q. Texas 614 Vote: President Em Williams advised the Board shall determine fines to be charged for violations.
- R. Texas 614 Mailing: A copy of the new 614 law will be mailed by November 15, 2024, to all Property Owners for their review prior to the Annual Meeting.
- S. Carson Lawsuit: No progress has been made. Fines will be determined at the Annual Meeting.
- T. Richard Williams: Letters have been sent regarding the status of underage child living in HOPA over 55 residences.
- U. Jose and Rosalinda Martinez: A reminder letter has been sent regarding the sale of property to underage buyers.
- V. Board Director Position Change: As Barbara Brown, our previous secretary, resigned in April 2024, a cellphone meeting was held by the board on April 23 and May 22, 2024. Arnold Lance made the motion to appoint Clay Stokes as temporary Building and Grounds Director and move Helen Fenimore to the Secretarial position. Bill Patrick seconded the motion. Motion passed.

NEW BUSINESS

- W. Telephone Needed: The IRS has advised us we may no longer use personal addresses and phone numbers as contact information. Helen Fenimore offered to provide a cell phone/phone number for specific legal use of the Palmera Park Corp. Bill Patrick moved for Helen Fenimore to find a cell phone provider for services to be paid for by the Palmera Park Corp. Arnold Lance seconded the motion. Motion passed.
- X. Nomination Committee: President Em Williams appointed Helen Fenimore, Bob Hobson, and Don Tevis to recruit for board positions available in January 2025 at our Annual Property Owners Meeting.
- Y. Constitution & Bylaw Committee: The board appointed Helen Fenimore to chair a committee reviewing and updating the Palmera Park Corp. Constitution and Bylaws.

OPEN FORUM

Jan Koran spoke regarding Covenant enforcement. She believes enforcement is crucial to maintaining the status of Palmera Park Corp.

NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Monday, December 2, 2024.

The Board adjourned to executive session at 7:00 PM

-----CLOSED BOARD SESSION SUMMARY-----

The Board held an informal Closed Board Session immediately following the November 2024 Board Meeting. During the meeting, the following actions and discussions took place:

TEXAS 614:

- a. Arnold Lance voiced concern regarding the setting of fees by the Board, as did Clay Stokes. A motion was made by Arnold Lance to present suggestions at the Property Owners Annual Meeting for a vote determining the dollar amount of fines to be charged for various violations. Bill Patrick seconded the motion. Motion passed.

NOMINATING COMMITTEE:

- b. Helen Fenimore requested Arnold Lance replace her as Board member on the Nominating Committee. President Em Williams approved the change.

The executive session adjourned at 7:20 PM

Helen Fenimore, Secretary

November 4, 2024