

Palmera Park Corp. LLC

1205 N Palmera Drive, P.O. Box 749

La Feria, Texas 78559

Board of Directors

Minutes of Monthly Board Meeting

December 2, 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 December 2, 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

**President, Em Williams, and Treasurer, Janice Lutz attendance attended via cell phone.

HOMEOWNER ATTENDANCE

Bob Hobson was the only homeowner attendee at the 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 Clay Stokes. Motion passed.

FINANCIAL REPORT

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

Beginning Balance:	\$ 22,047.99	
Debits:	\$ 3,662.45	
Ending Balance 11-29-24		\$ 18,385.54
Money Market	\$ 19,622.22	
Interest from Money Market	\$ 33.78	
Money Market Balance 11-29-24		\$ 19,656.00
TOTAL ASSETS 10-31-24		\$ 41,670.21

APPROVAL OF THE NOVEMBER 2024 FINANCIAL REPORT

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

COMMITTEE REPORTS

Ladies Report: Nothing to report.

Activities: Calendars are available at the Clubhouse door. Kay Falk, Activity Director, will be here in December.

Building & Grounds: Arnold Lance reported the clubhouse building has been sprayed by Max due to bugs in storeroom.

Membership: Bill Patrick advised there are 2 members with unpaid dues. Letters/invoices need to be sent once the fine is determined for "overdue payments".

Occupation Verification Report 55+ Regulations: Helen Fenimore asked who was responsible for the report. No one knew. President Em suggested it was the secretary's job. Helen needs to check previous years' minutes. We still need a verification ID for Richard Williams' wife.

OLD BUSINESS

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

Texas 614 Vote: As previously stated, President Em Williams advised the Board shall determine fines to be charged for violations.

Texas 614 Mailing: A copy of the new 614 law has been mailed to all Property Owners for their review prior to the Annual Meeting.

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

NEW BUSINESS

Annual Financial Review: Lorainne Ranals, Larry Allen, and Kathy Allen will perform the “audit” for the 2024 books on December 15, 2024.

Hall Use: Clarification regarding Texas law for allowable religious use of hall needs to be verified. Helen Fenimore will research Texas laws.

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 agreed phone is needed, due to IRS needing a permanent phone contact number and address. No motion was made.

Nomination Committee: Arnold Lance, Bob Hobson, and Don Tevis are recruiting for board positions available in January 2025 at our Annual Property Owners Meeting.

Constitution & Bylaw Committee: Helen Fenimore reported they are reviewing and will make suggestions for updating the Palmera Park Corp. Constitution and Bylaws.

NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Monday, January 6, 2025.

The Board adjourned to executive session at 7:00 PM

Helen Fenimore, Secretary

December 2, 2024