

PALMERA PARK CORP
Minutes
December 4, 2023

President Em Williams called the meeting to order at 5:58 p.m.. Present were: Bob Hobson, Barb Brown and Bill Patrick. Virtual were: Em Williams, Janice Lutz and David Luadzers. Ten guests were also present. President Williams welcomes all and lead the group in a prayer. Barb Brown lead the group in the Pledge of Allegiance.

Minutes of the November 6th meeting were read by Barb Brown, secretary. Motion to accept minutes as read by Janice Lutz and seconded by Bob Hobson. All approved.

Bill Patrick of building and grounds reported:

- 1) Rat bait traps were empty except for the one at the clubhouse. He will continue to keep an eye on them.
- 2) Two (2) more flags were donated by Jane Haines.

Janice Lutz, treasurer reported an ending balance as of November 30, 2023 of \$26,316.38 and an ending balance of the money market of \$18,768.08. Motion to accept the treasurer's report by Barb Brown and seconded by Bob Hobson and Bill Patrick. All approved.

Old Business:

Nomination Committee has been selected. The committee is Don Tevis, Gary Diamond and Em Williams. A motion by David Luadzers to have Em Williams up for re-election failed. Positions open are Bob Hobson (last year to serve) and David Luadzers agreed to run again.

Audit Committee has been selected. The committee is Kathy Allen, Larry Allen, and Loraine Ranals.

Freezer replacement is on order and may not be available until December 11th. Have an agreement to pay \$400 for it.

Tree trimming is not done yet. Will pursue contacting the trimmer later in December when President Williams is back in park.

Private Events Protocol – had two in November and possible one in January. A written notice of request needs to be given to the board for approval.

New Business:

Hall Events Liability – This pertains to outside guests (park members are covered). Suggest we need a general release by requesting people. We should contact lawyer for protocol needed. All approved to contact the attorney to get something in writing.

Property at 910 S. Palmera owned by Lupita Bosch (deceased) . Jose & Irene Castro are in the process of repairing/remodeling this mobile and has requested permission for their son (underage) to live on the property while he is repairing/remodeling this mobile until January 1, 2023. Bob Hobson read the letter from them. A motion by Bill Patrick was made to give them until January 1st. Bob Hobson seconded.. All approved except David Luadzers opposed saying the progress needs to be checked.

Property at 709 N. Palmera owned by Oscar Rodriquez has rented to a 53 year old woman who is in real estate and knows the 55 rules. President Williams sent a letter to Mr. Rodriquez stating he has until the end of December, 2023 to respond to this issue.

President Williams presented a plan to possible exercise fines regarding care of property owner property. Our attorney said this would be a good idea to help reinforce any issues. This has to be presented to all property owners for approval to add to covenants. After some discussion this issue failed.

Bob Hobson, vice president, reported notices of dues for January 1st are going out.

Also, \$100 was unanimously donated to the Good Samaritan Fund to pay for Gloria Rodriquez at 613 N. Hibiscus dues.

David Luadzers asked how do we attract new owners/members. The following suggestions were made:

- 1) Promote website and facebook page
- 2) Clean outside of hall (repair benches, paint
- 3) South awning
- 4) Outdoor lighting
- 5) Open House
- 6) Suggestion box
- 7) Major water standing in front of hall fixed
- 8) Free breakfast

Motion to adjourn made by David Luadzers and Bob Hobson. All approved. Meeting adjourned at 7:07 p.m.

Next board meeting will be on Monday, January 1, 2024 at 6:00 p.m.

Respectfully submitted,

Barb

Barb Brown, Secretary