

PALMERA PARK CORP

Minutes

February 7, 2022

Meeting was called to order by President Susan Stauch at 5:59 p.m. with Bob Hobson, Janice Lutz, Barb Brown, Don Starcher with Susan Stauch virtual and David Luadzers absent. Following guests were present: Jane Haines, Marjorie Starcher and Bob Lutz.

President Stauch gave the prayer and the group recited the pledge of allegiance.

Minutes of the January 4th meeting were read by Barb Brown. Motion to accept minutes as read by Janice Lutz and seconded by Don Starcher. All approved.

Janice Lutz, treasurer, reported an ending balance as of January 31, 2022, of \$35,106.47 and an ending balance of the Money Market of \$12,260.14. Motion to accept treasurer's report by Bob Hobson and seconded by Don Starcher. All approved. Janice also reported she has \$1,420 to transfer from main account to money market.

Don Starcher, building and grounds, reported the following:

- 1) Trees around club house trimmed
- 2) Roof repaired for leak and was over seen by David Luadzers
- 3) Kitchen sink drain repaired
- 4) Found mouse droppings and damage, set traps and mouse deterrents, no sign of any more mice
- 5) Storage room light out and was replaced by Larry Allen
- 6) No news on shuffleboard but continuing to look into

Assessment report by Bob Hobson states 5 not paid. Sent out final notice letters on Monday. Of the five one is supposedly in the mail. The remaining four are currently in the park and 2 outside of park.

Old Business:

- 1) Caregiver vote – passed (84 votes received - 61 yes, (7 no & 16 no response = 23 no) 107 residents notified. Vote passed. Will be mailing results to residents.

New Business:

- 1) Charles Long refusing to pay assessment. Gave him copies of the bylaws and covenants plus a copy of his ballot voting yes to pay assessments. No further response from him to date.
- 2) Occupancy Verification reported by Barb Brown of 94% occupancy as of January 31, 2022. This lists 2 spouses, 1 legal guardian and 2 daughters/caregivers.
- 3) Don Starcher presented concern regarding removing the 3 year rule for Section 2, paragraph 9. Discussion was held suggesting some additional guidelines need to be placed and this change would need to be voted on by the residents with a 2/3 majority either at the annual meeting or a special meeting would have to be called. Don Starcher will work on righting this change for further discussion.
- 4) Counting "None response votes" to be counted as a NO vote was also presented by Don Starcher for discussion. As this stands now, it is a Texas law.
- 5) Janice Lutz said the building and maintenance people prefer not to use the Debit card. Will pay bills themselves and will be reimbursed. Will, however, use when needed for possible large expenses.

President Stauch adjourned the meeting at 7:15 p.m. The next board meeting will be Monday, March 7, 2022 at 6:00 p.m.

Respectfully submitted,
Barb Brown, Secy