

PALMERA PARK CORP
Special Meeting
April 1, 2024

A special meeting was called at 6:01 p.m. to present info regarding redoing the Hall floor by President Williams. Present were board members Bill Patrick, Barb Brown, Arnold Lance, Helen Fenimore and Janice Lutz was virtual. During the presentation questions were asked and Margie Starcher requested a motion to table this until January annual meeting. This was not accepted because this was a vote only meeting. After this Jean Powell issued name calling and profanity to the board. Vote was taken with 23 present and 3 proxy votes. Result was 15 + 3 proxy voting yes and 8 voting no. The vote passed. Floor will be redone this summer. She, Margie Starcher and David Luadzers left the meeting.

Board Meeting
April 1, 2024

President Williams called the regular board meeting to order at 6:15 p.m. Present were: Bill Patrick, Barb Brown, Arnold Lance, Helen Fenimore and Janice Lutz was virtual. President Williams lead the group in a prayer and the Pledge of Allegiance. During the prayer Jean Powell made several derogatory comments to the Board as she exited the building.

Minutes of the March 4th meeting were read by secretary, Barb Brown. Motion to accept minutes as read by Arnold Lance and seconded by Helen Fenimore. All approved.

Committee Reports:

- 1) Ladies group – Jan Kuran, vice president, reported for Kathy Allen, president. It was reported that Torey Koppelman will be president next year. Jan reported that Ground Hog Day raised \$956.23, Quilt raised \$424.00 and Easter dinner raised \$117.67. Plus additional activities a total of \$1,943.15 was given to the Corp. They kept the \$200 start-up money for next year. A big thank you to all who helped the Ladies Group.
- 2) Kay Falk, activities director, thanked everyone for all their help. She presented a proposed calendar for 24-25. She will post the proposed calendar and also the list of events held for 23-24 showing a profit of \$2,363.70. There was some soda left in fridge and storeroom and was going to give away but since the fridge and freezer will be moved to pool room during floor repair and plugged in no need to give away. President Williams and the board thanked Kay for a job very well done.
- 3) Pancakes reported given to board by Bob Hobson. Em Williams read report for Bob stating ran from November 1, 2023 to March 27, 2024. There were ten volunteers helping and four volunteers worked for all breakfasts. Biscuits and gravy was added on November 22nd. Two hundred eleven biscuits and gravy were served and 218 pancakes served. Profit of this was \$1,293.94. Bob expressed his thank you for all the volunteers.
- 4) Building and Grounds – Arnold Lance reported a dawn to dusk light was installed on the southwest corner of the Hall. Thanks to Bob Hobson for his help. Rat bait stations have been checked three times, bought old bait and replaced and to date no activity. Gave key and bait to Bill Patrick for the summer.

- 5) Bill Patrick, membership reported that two are still no paid (Farrar and Espinoza). Also received a check for \$750 from insurance company for the damaged south entrance pillar.
- 6) Janice Lutz, treasurer, reported an ending balance of \$29,908.37 and an ending balance of the money market of \$19,378.26. Some discussion regarding some credits and debits. Motion to accept the treasurer's report by Arnold Lance and seconded by Bill Patrick. All approved.
- 7) Fundraising – Em Williams reported the committee has received \$2,331 from 25 people to purchase memorial bricks, expect a few more. Cost of bricks is \$830, \$450 print/postage for brochures make a profit to date of \$1,049. Will be sometime in the fall when the patio for the bricks will be done. Deposit of these monies and order sent in tomorrow.

Old Business:

- 1) Brick Pillar Repair – received check from insurance company and will proceed to repair pillar.
- 2) Parking Lot – have only 2 bids now, will have a special meeting or wait till the annual meeting to discuss.
- 3) Combining Hall Lots – Paperwork has been turned in by Bill Patrick and Em Williams to combine.
- 4) Use of Hall Protocols – Helen Fenimore read the reservations rules. Motion to accept these rules made by Bill Patrick and seconded by Janice Lutz. All approved.
- 5) Updated Board Member Duties – Board members had reviewed and motion to accept made by Helen Fenimore and Bill Patrick. All approved. Duties will be posted on the bulletin board.
- 6) Rick Carson Violations – Re: Article 9 violation, numerous letters from board and attorney were ignored. All rights to the Hall have been removed. Mr. Carson is liable for the attorney fees which to date are \$1,575.73 + additional \$350. Cameron County records still show Mr. Carson as owner.
- 7) 2024 Tax Assessment – Combining the four lots to one should decrease this fee. Assessment should come to the P.O. Box and Helen Fenimore and Bill Patrick will watch for it and will prepare to contest. Last assessment paid for 2023 was \$1,926.48.
- 8) Texas 614 – This law was written form all POA's and HOA's regarding fines to be charged to residents. Tentative fines are: \$500 for renting to underage residents, \$50 for nuisances and suggest adding a fee for unpaid annual dues. When finalizes these fines need to be mailed to all residents every year.

New Business:

- 1) Fire Extinguishers – Helen Fenimore, building and grounds, reported she contacted Alamo to inspect the fire extinguishers in the Hall for \$50. They are to come tomorrow or very soon.
- 2) Hall Locks –Arnold Lance, building and grounds, reported after checking with Home Depot and Lowes. Lowes has the best proposal. The total cost for locks (3 hall doors and 1 back storage room) and keys is \$931.95. Keys are made by computer not hand cut. Suggest have a list of

resident names with a number to trade old key for new one. Arnold Lance and Clay Stokes will install the new locks. Arnold plans on purchasing tomorrow with installation forthcoming. Motion to accept the purchase and installation of locks made by Bill Patrick and seconded by Helen Fenimore. All approved.

- 3) Topping Trees – Trees were trimmed but not topped. Suggest having Ralph Martinez (in the park) will order a lift and will trip and round tops of trees plus the palm tree. Cost is \$1,430. After some considerable discussion regarding removing one, what will electric company can do regarding electric lines. It was decided to postpone this decision until Fall.
- 4) Barb Brown read her letter of resignation effective April 12, 2024. Board accepted her resignation, thanked her for her service. A replacement will be selected in November.

Meeting was adjourned at 7:15 p.m. Next board meeting to be November 4, 2024.

Respectfully submitted,

Barb Brown, Secretary