

PALMERA PARK CORPORATION

BOARD MEETING – January 2, 2006 - 6:00 P.M.

Meeting was called to order by President Eugene H. Peak

Prayer was given by Joan Peak

Members Present - Eugene H. Peak, B. J. Carter, Joan Peak, Claude Hines, Jr. and Jim Starcher.

Minutes – December 5, 2005 – Motion was made by B. J. Carter, seconded by Jim Starcher and carried to approve the minutes with the addition of the following. Motion was made by Joan Peak, seconded by Junior Hines and carried to renew the Certificate of Deposit at Frost Bank due January 10, 2006. Also our exemption from service charge will be renewed.

Treasurer's report as of December 31, 2005. Motion was made by Joan Peak, seconded by Junior Hines and carried to accept the Treasurer's report. It was reported that \$183.31 interest will be received in January on the Certificate of Deposit.

Bills – Motion was made by Joan Peak, seconded by Jim Starcher to pay the \$100.00 charged by the Cameron County Health Department for the yearly permit.

Old Business – The smoke alarm for the pool room has been purchased and the all purpose fire extinguisher will be purchased.

The Nominating Committee will report in February.

The Cameron County Health Department inspected the premises and found no demerits. We have a perfect score.

Oxygen Company will be contacted by Jan Kuran.

Jim Starcher will call the Rainforest Nursery if the palms have not been removed this week. Junior Hines will move the thermostat and finish the parking area. It was noted the stakes will be removed in the back until the sewers are installed.

New business – An Audit Committee will be asked to serve to audit the books as of January 31, 2006 and report at the Annual Meeting.

The Treasurer will prepare a budget for 2006-07 for approval of the Board and dues will be recommended at the Annual Meeting.

The President will obtain the park sale permit and Activities will take care of advertising. All participants in the sale are requested to donate towards the cost of the permit and advertising and B. J. Carter will ask for donations. The sale is February 4, 2006.

The Ladies Club voted to donate \$100 to Ronald McDonald House out of their funds in the Corporation. Motion was made by Jim Starcher and seconded by Junior Hines and passed with 3 approvals and one non approval to send \$100 to the Ronald McDonald House.

A report was given on the repair of the shuffle board courts. The Rio Rico Construction Co., Bill Swinnea, Weslaco, 565-6306 inspected the courts. Thirteen years ago he put these courts in. He gave us the following option:

- 1. Rebuild the courts at a cost of \$7,000 each.**
- 2. Repair the cracks by cutting out approximately 1 foot of concrete on each side and pour new concrete for \$700.00 for one crack and a little cheaper if more than one crack.**
- 3. Clean out the debris from the cracks and let them be for the time being.**

He stated the courts should be scrubbed with stiff brush and soap and water every week. He also stated the normal life time of courts was 6 years and we have had 13 years.

No action was taken on repairing the courts.

The Job Descriptions for Board Members and Committees were reviewed and changes were suggested. Motion was made by Joan Peak, seconded by Jim Starcher and carried to make the changes, copy attached.

Concerns were voiced and it was repeated that members of the Corporation should come to the Board Meetings to voice their concerns.

The Insurance coverage with other companies will be investigated.

Reports – Building & Grounds – The air in the reverse osmosis will be checked.

The bookshelves in the pool room will be moved to the larger room and additional shelves will be installed for the movie tapes.

Membership – There are 88 members and 9 associate members

Next Board Meeting – February 6, 2006 – 6:00 p.m.

Meeting adjourned at 7:00 p.m.

**Joan Peak
Secretary**

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
February 6, 2006 – 6:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – January 2, 2006 –

Treasurer's report January 31, 2006

Bills – Floor care - \$12.03

Thermostat - \$23.85

Ice Cream

Other

Old Business – Fire extinguisher for pool room

Nominating Committee report

Sago palms removal

Thermostat changed

Parking area finished

2005 Financial Report and proposed budget and dues recommendation

Job description for secretary

Insurance coverage

Bookshelves/video shelves in pool room

Other

New Business – Annual meeting – February 13, 2006 – 7:00 p.m.

Set up chairs and one table in front, microphone in place

Items to be presented – Audit of 2005 Treasurer books, 2005 financial report, proposed dues and budget, report from Constitution & By-law Committee, Nominating Committee, Occupancy Verification Report

Donation of \$50 to Friends of the LaFeria Fire Department

A 4 suspension drawer file cabinet is needed

Outside bulletin board

Permission to have General Meeting of Palmera Heights Park land owners

Other

Reports – Building & Grounds

Membership

Next meeting – February 14, 2006 immediately following Annual Meeting and March 6, 2006, 6:00 p.m.

Lee

PALMERA PARK CORPORATION

BOARD MEETING – February 6, 2006 - 6:00 P.M.

Meeting was called to order by President Eugene H. Peak

Guests – Roger Newport, Sharron and Lee West

Prayer was given by Charlie Sliffe

Members Present - Eugene H. Peak, B. J. Carter, Joan Peak, Claude Hines, Jr. and Jim Starcher.

Minutes – January 2, 2006 – Motion was made by Jim Starcher, seconded by B. J. Carter and carried to approve the minutes as printed.

Treasurer's report as of January 31, 2006. It was reported that the \$10 per member approved March 7, 2005, totaling \$880.00, has been deposited in a savings account at Frost Bank at a rate of .07%. Motion was made by Joan Peak, seconded by Jim Starcher and carried to accept the Treasurer's report.

A discussion was held regarding the record keeping of misc. receipts and expenses and it was agreed that they be indicated as Administrative receipts and expense.

Bills – Floor care - \$37.33, thermostat - \$23.85, ice cream - \$29.00, Guttering \$224.00. Motion was made by Joan Peak, seconded by Jim Starcher and carried to pay the bills.

Old Business – On January , 2006 verbal approval of all Board Members was received to install seamless 6" guttering on both the north and south sides of the recreational hall. This was done by Dripbusters Guttering, Inc., owners Don and Marge Starcher. The original cost of the project was \$860.00 and the owners did the project for \$224.00. A thank you will be sent.

A fire extinguisher has been installed in the pool room.

The Nominating Committee report was given by Junior Hines, Chairman. Those agreeing to run for the Board of Directors for a two year term are – Junior Hines, Roger Newport and Sharron West.

The Sago palms will be removed.

The thermostat has been moved and a lock box will be installed.

The buckets at the parking lot entry will be painted.

The 2005 financial report and proposed budget was prepared for the annual meeting. Motion was made by Jim Starcher, seconded by Charlie Sliffe and carried to submit the proposed budget and dues recommendation of \$50 per member and \$10 associate member at the annual meeting. Copy attached.

An addition was added to the Secretary's job description – 8. Keep Palmera Heights Park Occupancy up to date and report to Board and to Annual Meeting in February.

Insurance coverage – Additional insurance companies have been contacted for a quote on our coverage. They have not responded. The bill has been received from State Farm in the amount of \$1,900.00.

The bookshelves/video shelves in pool room will be changed.

The ^{Acetylene}~~American~~ Oxygen Corporation checked our oxygen tank and found it to be 100% full. A prescription was obtained from John Ferris, Jr. M.D. to have the tank refilled if needed. This expires in one year and will need to have another prescription. This will be put on itinerary.

New business – The annual meeting will be February 13, 7:00 p.m. At 8:00 a.m. February 13, the chairs will be set up and tables removed. One table and microphone will be placed at West side of hall.

Items to be presented – Audit of 2005 Treasurer Books, 2005 Financial Report, proposed dues and budget, report from Constitution & By-Law Committee, Nominating Committee report and election of directors and Occupancy Verification Report.

No action was taken on donating to the Friends of the LaFeria Fire Dept.

A 4 drawer suspension file cabinet is needed. Motion was made by B. J. Carter, seconded by Charlie Sliffe and carried to purchase a file cabinet.

The condition of the outside bulletin board was discussed and was tabled for the new Board.

A report was given by the Pancake Committee regarding the purchase of a commercial grill. A couple member has offered to donate \$100 towards the purchase. A new grill is \$1,000 and used one is \$450.00. A discussion was held and motion was made by Joan Peak, seconded by B. J. Carter and carried to not purchase a commercial grill. Copy of the report is attached.

The 2005 Occupancy Report for the 55 and older park was presented. On January 31, 2006 a survey was done and 91% of the park was occupied by persons 55 or older. It was reported that Attorney David Vogel informed us the records we keep and the survey we do every year is sufficient. This report will be given at the Annual Meeting. Copy of the survey is attached.

Jan- Reports – Building & Grounds – A floor care book from the company who we purchase supplies from has been prepared. The floors were stripped, waxed and buff on 30, 2006 and swept and mopped on February 4. A suggestion was made that a date be put on the calendar each month for a thorough cleaning of the hall, floors, window sills, table & chairs and etc. This would include men and women.

Rugs at the entries to catch the dirt are needed. Ones are available at the floor care company for \$120 + each. These should be considered.

Membership – 88 members and 21 associate members. It was reported that we will lose approximately 10 members because of their not returning to the Valley. We have promises from others within the park to join the Corporation.

Next meeting will be ~~November~~ ^{Feb.} 13, 2006 immediately following the annual meeting to elect officers and the regular board meeting will be March 6, 2006, 6:00 p.m.

Joan Peak
Sec

**PALMERA PARK CORPORATION
ANNUAL MEETING – AGENDA
February 13, 2006 – 7:00 p.m.**

Call to Order

Prayer

Pledge of Allegiance

Minutes February 15, 2005

Treasurer's report

Old Business

New Business – 2006-07 Budget – Treasurer

Dues - \$50 per year per member & \$10 per Assoc. per mon

Pay dues tonight

Audit Committee Report – Audrey Amundson

Constitution & By Laws Committee – Charles Sliffe

Nominating Committee – Junior Hines

Election

Appoint Tally Committee

Occupancy Verification Report – Joan Peak

Purchase of items – Orville Kuran

Announcements - Anniversary Reception – Feb. 25

Men's Dinner – Feb. 14

Thank you's and comments

Sec

PALMERA PARK CORPORATION

ANNUAL MEETING

FEBRUARY 13, 2006 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. by President Eugene Peak.
49 39 persons signed the attendance sheet.

Prayer was given by Lee West.

The Pledge of Allegiance was led by Eugene Peak.

The minutes of the February 15, 2005 were read by Joan Peak, Secretary.
Motion was by Charlie Cruse, seconded by Audrey Amundson and carried to accept the minutes as read.

The Annual Treasurer's report as of January 31, 2006 was given by Charlie Sliffe. Motion was made by Carl Stanfill, seconded by Charlie Cruse and carried to accept the Treasurer's report.

Old Business – None

New Business – The proposed 2006-07 annual budget and recommended dues was given by Charlie Sliffe. Motion was made by Audrey Amundson, Seconded by Lee West and carried to accept the 2006-07 annual budget and dues of \$50 per member per year and \$10 per associate member per month.

Dues are due before March 1, 2006 and may be paid to B. J. Carter, Membership Chairman or any board member.

The Audit Committee report was given and the Treasurer books for 2005-06 were found to be in good order. Copy attached.

Charles Sliffe, Constitution & By-law Chairman reported no changes were recommended.

Claude Hines, Jr., Nominating Committee Chairman reported there are three Board Member terms expiring. Nominees are Claude Hines, Jr., Roger Newport and Sharron West. Additional nominees were requested. Motion was made by Orville Kuran, seconded by Carl Stanfill and carried to elect the Nominating Committee's recommendation.

The Occupancy Verification report was given by Joan Peak. A survey was conducted as of January 31, 2006 and there are a total of 156 lots, 116 total mobile home and RV units and 105 units are occupied by at least one person 55 or older. This is 91% occupied. Copy attached.

The clarification of ownership and occupancy was given. Anyone can own property in this park but to live here, one occupant must be 55 or older and anyone else must be 35 or older. Owners under the age of 55 can maintain their property and be in residence for 2 or 3 weeks.

Orville Kuran reported on expected commissions from tour companies after persons have booked tours through the Activity Committee. The Activity Committee expects to receive \$900 plus so far this calendar year. A discussion was held regarding the purchase of new tables for the hall. Motion was made by Gracie Myler, seconded by Charlie Cruse and carried to purchase new tables when the commissions are received.

It is reported the Mayor of Laferia, Lalo Sosa, is willing to come to Palmera Heights Park along with the City Manager, Sonny Phillip, other city officials and possibly the City Engineer to answer questions regarding the progress of the water lines being installed since summer of 2005, sewer installation promised in 1999, condition of streets and any other questions from the residents. The use of the Recreational Hall is needed. Motion was made by Charlie Cruse, seconded by Lee West to allow the Hall to be used Friday, February 17, 2006 for this meeting. Flyers will be prepared and the Calling Committee will distribute these to all residents, including renters and persons who do not belong to the Corporation.

A discussion was held regarding the availability of coffee and donuts at the meeting. A motion was made by Lee West, seconded by Maxine Ball to have the usual Gabfest, each person donates \$1.00 and the Corporation pay the guests' \$1.00.

Announcements – The Men's Sweetheart dinner is Feb. 14, 2006. Men will meet at 8:00 a.m. to prepare.

Pitch Tournament begins Thursday, Feb. 16

Will Yancey will entertain Sat. February 18, there will be a pass the Hat.

The 50 years and over anniversary celebration is Feb. 25, 2-4:00 p.m.

All are invited.

The Shuffleboard tournament begins March 1.

Thank you's and comments were made: Frank & Betty Runyan built the new American Flag stand. For several years, all of the coffee served has been donated by R. C. & Marge Perry.

Thank you's were expressed to the outgoing Board Members.

Thank you's and other comments were expressed to the Corporation Members.

Next meeting will be February 12, 2007 at 7:00 p.m.

Meeting adjourned at 7:55 p.m.

**Joan Peak
Secretary**

PALMERA PARK CORPORATION

BOARD OF DIRECTORS

February 13, 2006

Motion was made by Charles Sliffe, seconded by James Starcher and carried to elect the following officers for the 2006-07 year:

President James Starcher

Vice President B. J. Carter

Secretary Sharron West

Treasurer Charles Sliffe

Building & Grounds Claude Hines, Jr.

Building & Grounds Roger Newport

Sharron West

Secretary

PALMERA PARK CORPORATION

BOARD OF DIRECTORS

March 2006

President	James Starcher	797-5395
Vice President	B. J. Carter	797-2397
Secretary	Sharron West	797-3049
Treasurer	Charles Sliffe	797-1315
Bldg & Grounds	Claude Hines, Jr.	797-4362
Bldg & Grounds	Roger Newport	797-9149

COMMITTEES

Kitchen	Ladies Club – President-JoAn Peak V.P. – Bonnie Cruse, Sec. – Gracie Myler Treas.-Beryl Coyle Purchase Agent – Jan Kuran 797-1506 Purchase Agent – Beryl Coyle 797-3145	
By-Laws	Appoint in December	
Nominating	Appoint in December	
Auditing	Appoint in January	
Activities	Kay Blair	797-9212
Activities	Orville Kuran	797-1506
Sunshine	Mae Smith	797-4985
Pancakes	John & Gracie Myler	797-3404
Senior Citizens Bingo	Gene & JoAn Peak	797-1529
Tele. Directory	Barb Leslie	956-571-9319

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
March 6, 2006 – 6:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – February 6, 2006

Treasurer's report February 28, 2006

Bills – Floor care - \$25.30

Ice Cream

File Cabinet - \$131.64

Video Shelf - \$10.79

Photocopies - \$20.99

Other

Old Business – Sago palms removal

Parking area finished

A 4 suspension drawer file cabinet-purchased

Outside bulletin board

Other

New Business – Rugs on entry

Building & Grounds – cleaning of hall each month (advise Kay Blair for calendar)

**Appoint new committees: Kitchen (Ladies Club), Activities, Sunshine, Pancakes,
Senior Citizens Bingo, Telephone Directory (divide up with board members to call)**

Committees and Ladies Report – Committees and Ladies give written report and turn in any funds by the April meeting on April 4

Decide on the first fall meeting October or November 2006. Advise Kay Blair so that she can get it on the Activity Calendar

January 2007 – the first Monday in January is January 1, 2007. Board to decide what date to hold the meeting and advise Kay Blair of the date.

Sherry Brooks has asked for permission to give an AARP safe driving class. Per JoAnn Peak one was held 2 years ago. Perhaps 2007 would be better. You need 1- 15 participants to hold a class. Should this be Activities? There are drivers books left over from the last class.

Other

Reports – Building & Grounds

Membership

Next meeting – April 3, 2006 at 6 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – March 6, 2006 - 6:00 P.M.

Meeting was called to order by President James Starcher

Guests – Sherry Brooks

Prayer was given by Charlie Sliffe

Members Present - James Starcher, B. J. Carter, Sharron West, Charles Sliffe, Claude Hines, Jr. and Roger Newport.

Minutes – February 6, 2006 – Motion was made by B. J. Carter, seconded by Sharron West and carried to approve the minutes as printed.

Treasurer's report as of February 28, 2006. Motion was made by Roger Newport, seconded by Sharron West and carried to accept the Treasurer's report.

Bills – Floor care - \$25.30, file cabinet - \$131.64, Video Shelf - \$10.79, Photocopies - \$20.99, Cabinet - \$43.29. It was agreed by all board members to pay all bills.

Old Business

The Sago palms have not yet been removed. Rain Tree Nursery has agreed to do the removal but cannot give us a date when that will happen. They said that we could get someone else if we wanted to.

It was reported that the parking lot entry is not yet finished. JR Hines reported that it will be changing. The buckets that are currently there may be replaced by plants in an urn or other acceptable container.

The 4 drawer suspension file cabinet has been purchased. It has been placed in the pool room. There are two keys and B. J. Carter has one and the other one will be placed in a special place that will be accessible to Board Members.

The Board discussed the Outside Bulletin Board that was tabled at the February 6, 2006 meeting. Roger Newport reported that the church in Archie, MO had one that had not been used for two years but they do not want to sell it. After some discussion Jim and Roger agreed to dig up the existing bulletin board and see if it can be pushed forward and if so they will fill in behind it.

Rugs at the entry ways are needed as discussed at the February 6, 2006 meeting. After more discussion a motion by B. J. Carter and seconded by JR Hines and carried to purchase the rugs.

New business

AARP Safe Driving Class – Sherry Brooks would like to have a safe driving class and is asking for permission to use the hall. She will coordinate everything. It is a two day class (4 hrs. each day) and there is no test at the end. It will be open to the public and park residents. After some discussion it was approved by the board. Sherry will check with Kay Blair and coordinate the time, etc.

Building & Grounds – there needs to be a regular schedule to clean the hall on a monthly basis. This will keep the hall floors in good condition and will not become a major cleaning effort when left for several months. The next cleaning will be on March 31. A notice will be put up on the inside bulletin board and announced at any and all events held at the hall.

Appointment new committees – New committees for 2006-2007 were discussed and the entire Board will be pursuing this and reporting back at the April meeting. The two committees that need replacements are the Pancake Committee and the Senior Citizen Bingo. It was mentioned that if no one stepped forward for the Senior Citizen Bingo that Gene and JoAn Peak will take it on. Charlie Sliffe will check with May Smith to see if she will continue on the Sunshine Committee.

Committee and Ladies Reports – The Committees and Men & Ladies need to give a written report and turn in any funds by the April 3rd meeting. This was an agenda item and brought up as a reminder to the Board.

Fall Meeting – The Board was asked to discuss and decide on when to have the first fall meeting for 2006 (October or November). After some discussion it was decided that there would not be a quorum present for October so the first meeting will be November 2006. Kay Blair will be advised so that she can get it on the Activity Calendar.

January 2007 meeting date – As the first meeting for January 2007 falls on January 1st the Board discussed when to hold the meeting. A motion was made by Charlie Sliffe and seconded by Sharron West and carried to have the meeting on January 8, 2007.

Reports – Building & Grounds – JR Hines has agreed to a summer project to putting planters up.

Membership – B.J. Carter reported that for the 2006-2007 there are currently 73 members and 14 associate members.

The next meeting will be April 3, 2006.

**Sharron West
Secretary**

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
November 6, 2006 – 6:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – April 3, 2006

Treasurer's report April 1 – September 30, 2006 & October 31, 2006

Bills – See Treasurer's Report

Old Business

Parking area finished

Outside bulletin board

**Cleaning/Maintenance for regular cleaning and damp mop of floors
(to be decided on at the November 6, 2006 meeting)**

Activities money was to be turned in after April 8, 2006 Must-Go-Breakfast

Other

New Business

Purchases & Receipts

Policy on membership

Handicap Accessibility

Park summer events & activity

Directory Information – Updates

Adult Park 55 sign – cleaning

Other

Reports – Building & Grounds

Membership

Next meeting – December 4, 2006 at 6 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – November 6, 2006 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Roger Newport

Members Present - James Starcher, B. J. Carter, Sharron West, Charles Sliffe, Claude Hines, Jr. and Roger Newport.

Minutes – April 3, 2006 – Motion was made by Junior Hines, seconded by Charlie Sliffe and carried to approve the minutes as printed.

Treasurer's report for April 1 to September 30, 2006 and for October 1 to October 31, 2006 . Motion was made by Sharron West, seconded by Roger Newport and carried to accept the Treasurer's report (copy attached). The checking account balance as of November 6, 2006 is \$3180.32. The interest paid to date on the contingency fund is \$27.29 and it was reported that the interest is paid quarterly on this fund.

Bills – See Treasurer's Report attached. The outstanding bills are: \$1583.12 due to Kay Blair for purchases at Sam's Club (\$247.16 hall/kitchen supplies and \$1,335.96 for new tables 8' cost \$66 and 6' cost \$44), \$86.57 due to Gene Peak for water filters from Lowe's and \$53.30 due to B.J. Carter for Office Depot supplies. A motion was made by Charlie Sliffe and seconded by B. J. Carter and carried to pay the bills.

Old Business

Parking area – was not completed this summer due to the hot weather. Junior Hines has it on his agenda with the help of Roger Newport. It is anticipated that they will put benches and potted plants where there are now yellow buckets and chains.

Outside Bulletin Board – this was taken care of this past spring.

Cleaning/Maintenance of the hall – the schedule to keep the floors of the hall has been done. Junior Hines has given Kay Blair the dates for each month and it will appear on the activity calendar. The floors will be buffed and polished each

month and waxed as necessary. The chairs need rubber boots to protect the floor. The size needed is 1 1/8" in size. Approximately 104 boots need to be purchased. Charlie Sliffe made a motion and it was seconded by Roger Newport and carried by the board to make this purchase.

Activities money was to be turned in after the April 8, 2006 Must-Go-Breakfast. It was reported that this was done.

New business

Purchases & Receipts – discussion on all purchases /receipts for the same are to be turned in to Charlie Sliffe for payments. Purchases are to be approved by the Board prior to the actual purchase.

Policy on membership – There was discussion on pro-rated membership dues for owners other than new owners. The policy of 3-6-2000 will be adhered to. That policy states: *"Corporation dues will be pro-rated for new property owners. As long as dues for the Corporation remain at \$50 (as per the February 15, 2005 Annual Meeting) each person, the pro-rata amount for new residents will be \$5.00 per member per month."*

Handicap Accessibility – There was discussion on being mindful of keeping our hall handicapped accessible.

Park summer events & corporate activity – B.J. reported that there is a tax appraisal in the file. She also spoke about the non-profit status that was questioned and that she resolved. Non-profit status is intact. The SOL (Statement of Ownership & Location) came up this summer and she gave information to park residents about it.

Directory Information (Updates) - Sharron West asked about how information flows when name/address/phone number or other information changes. B.J. Carter stated that she gets information or it is given directly to Barb Leslie who maintains the Park Directory. Sharron has asked that some forms be put up on the hall bulletin board for those who wish to update their information.

Update Calling Committee – This is done on an annual basis and it was reported by the Board members that this was done in spring of 2006. Sharron West will print out an updated listing for the bulletin board.

Activities Committee gives written report on yearly tentative calendar – Jim Starcher brought this report by Kay Blair to the Board Meeting and Sharron will copy and distribute to each of the Board members.

Reminder that insurance will be due in March – This was a reminder only. They reviewed the insurance policy last year and rates and found that we have the best price and are fine with the current insurance agency.

Check fire extinguishers and smoke alarms. Fire extinguishers need to be refilled every 5 years. Company who checked them will contact us. Per Junior Hines this has already been taken care of.

OTHER

Old Tables – Jim Starcher proposed the sale of the old tables at a cost of \$20 for the 8' tables and \$15 for the 6' tables on a *first come, first serve basis*. The Board is in agreement with the proposal. Sharron West will make a sign and post it on the bulletin board at the hall. Those wishing to purchase tables can contact any Board member to buy the tables.

The new tables were paid for by proceeds from the Tours that Orville Kuran turned over to the club. Donations have also been received for new tables. The balance of the money will come from additional donations and sale of old tables. There will be no additional cost to the club. Charlie Sliffe made a motion to accept this purchase and it was seconded by Sharron West and carried by the Board to approve.

Charlie Sliffe asked if there was a minimum balance required on the checking account and no one knew the answer. Charlie will check with the bank. He also asked for authorization to move money from the Contingency Fund if that should become necessary for funds in the checking account. Charlie will also check on the rules for the contingency fund.

Gas Bottles – Junior Hines asked whose expense it was for the refilling of the bottles. After discussion it was determined that it is an activities expense as they are ones that use the gas bottles. He refilled them and has a slip to turn in to Charlie Sliffe for reimbursement.

FOR BOARD MEMBERS ONLY:

Concerns about the "55 & Over Park" were raised by Jim Starcher. There is a young child living with Richard Weaver on a permanent basis. A letter will be drafted and sent (via Certified Mail) to Elouise Callaway at 26421 N. White Ranch Road, LaFeria, TX 78559-4242 and a copy will be sent (via Certified Mail) to Mr. Weaver. A copy of the "covenants" will also be included with the letter.

Property – There are two properties in the park that are not being kept up. Next month the Board will consider sending a letter to Gene Ketner and Travis Watson.

Reports - Building & Grounds – Junior Hines reported that the sago palms need to be removed. They are in the right of way and block the sign as well. Also the palm tree will probably have to be removed as well as it may be in danger of touching the wires.

Membership – B.J. Carter reported that for the 2006-2007 there are currently 84 members and 3 paid associate members.

The next meeting will be December 4, 2006 at 6 p.m.

The meeting adjourned at 7:15 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
December 4, 2006 – 6:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – November 6, 2006

Treasurer's report November 30, 2006

Bills – See Treasurer's Report

Old Business

Parking area status update

Adult Park 55 sign – cleaning

Sale on Old Tables – status update

Checking Account-Minimum Balance-C. Sliffe to check out

**Authorization on Checking Account-Move Money from contingency fund
(C. Sliffe-to check out)**

Proposed Letter on under 55/35 sent to appropriate party (sent 11/16/06)

Possible letter to be sent to two owners of two unkept properties

Other

New Business

Appointment of Nominating Committee, one Director and two from the general membership. To be reported at January meeting

Appoint Director to review Constitution & By-Laws along with 2 members of the general membership

Review Policies

Call Cameron County Health Dept. for annual inspection (currently Joe Garcia)

Review Sam's Club membership (Kay & Jan)

Renew CD due January at the Frost Bank. Also renew exemption from service charge

Aerial view of Palmera Park - discussion

Decide on date of January 2007 meeting – date is January 1st

Other

Reports – Building & Grounds

Membership

Next meeting – January 8, 2007 at 6 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – December 4, 2006 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Sharron West

Members Present - James Starcher, B. J. Carter, Sharron West and Claude Hines, Jr.

Minutes – November 6, 2006 – Motion was made by B.J. Carter, seconded by J.R. Hines and carried to approve the minutes as printed.

Treasurer's report as of November 30, 2006 – Motion was made by Sharron West, seconded by B.J. Carter and carried to accept the Treasurer's report.

Bills – See Treasurer's Report attached. There was one outstanding bill: \$88.86 due to Gene Peak for castors & steel for dollies (labor was donated by Gene Peak).

Old Business

Parking area – this project is on hold until after the holidays. It is anticipated that Roger and JR will put benches and potted plants where there are now yellow buckets and chains.

Adult Park 55 sign – is in need of cleaning.

The sale of the old hall tables so far is: \$155.00 net proceed for sale of the 6' tables and there are 10 of the 8' tables left for sale.

Checking account minimum balance – Charlie Sliffe is to check out. In his absence this was tabled until the next meeting on January 2007.

Authorization on checking account – to move money from contingency fund – Charlie Sliffe is to check out. In his absence this was tabled until the next meeting on January 2007.

Other - None

New business

Appointment of Nominating Committee (one Director and two from the general membership). To be reported at the January 2007 meeting. Sharron West will get two from general membership to serve on this committee.

Appoint Director to review Constitution & By-Laws along with 2 members of the general membership. The Director will be Charlie Sliffe and B. J. will remind him when he returns to the Valley.

Cameron County Health Dept. needs to be called for annual inspection (the inspector is currently Joe Garcia). Sharron will call them and advise JR Hines.

Sam's Club membership renewal for Kay Blair and Jan Kuran. The membership has been renewed.

Renew CD due January at the Frost Bank. Also renew exemption from service charge. Sharron will check with Joan Peak and Charlie Sliffe.

Aerial view of Palmera Park – They talked with Orville Kuran last year. The cost would depend on the number of photos purchased. If 10 or more were purchased the cost would be \$99 per photo and 1 free photo to the hall and a CD. This will be announced at the Gabfest in mid January (possible date January 12). Jim is to advise us further on this. It may come up at the annual meeting on 2/12/07 depending upon the interest of the members.

OTHER:

B.J. Carter suggested a rack to hold publications such as senior information, informational changes to make it more accessible to the members.

Membership – B.J. Carter reported that for the 2006-2007 there are currently 87 members and 4 paid associate members.

The next meeting will be January 8, 2007 at 6 p.m.

A motion to adjourn was made by Sharron West and seconded by JR Hines. The meeting adjourned at 7:00 p.m.

Sharron West, Secretary