

Board Meeting Agenda
January 7, 2021 6:00 PM

- 1 • Call to Order
- 2 • Open with Prayer
- 3 • Read and Approve the Minutes from last meeting
- 4 • Committee Reports
 - 10 • Treasurer's Report - Approve
 - 10 • Building and Grounds Report
 - 10 • Assessment Fees Report
- 5 • Old Business
 - 10 • Small claims court update
- 6 • New Business
 - 10 • Letter from attorney - sent via email to each of you.
 - 10 • Information from county as to number of people who can gather.
- 7 • Adjourn

Palmera Park Corporation
Minutes
January 7, 2021

Virtual meeting was called to order by President Susan Stauch at 6 p.m. with Bob Hobson, Carl Thomson, Janice Lutz, Dan Joslyn and Barb Brown present. Prayer was given by Susan Stauch.

Minutes of the December 7th meeting were read by Secretary Barb Brown. Motion to accept minutes as read by Bob Hobson seconded by Carl Thomson. All Approved.

Treasurer report was given by Janice Lutz with an ending balance of \$38,278.42 and the Money Market of \$7,789.43. Janice will transfer \$1,625 to money market to cover funds paid from dues. Motion to accept treasurer report made by Bob Hobson and seconded by Dan Joslyn. All approved.

Building and Grounds: Carl Thomson reported the shuffleboard not complete yet, materials not available. Air conditioning controls are locked. Pool room only has air conditioning. Dan Joslyn said to empty freezer and refrigerator and shut off and leave doors open. Leave HUGS stuff in refrigerator. Its been 2 years since the appliances were emptied. Carl Thomson will handle tomorrow.

Bob Hobson reports the assessment to date is 38 not paid for 2021 (represents 45 lots) and 9 not paid for 2020 represents 17 to 15 lots (Rachel Williams sold 2 lots).

Small Claims Court Update: Bob Hobson and Susan Stauch met with attorney we used previously that going to small claims court wasn't suggested. For attorney to handle we need as of Property Code 209 we need to notify you of your legal responsibility to pay. See attached letter. Letters will be sent certified mail with return receipt requested and the same letter will be sent thru regular mail to make sure all parties are notified.

Note: Having problem with Vera Webster. Bob and Carl are seeing her tomorrow.

Janice Lutz brought up concern regarding expense of sending flowers to people in hospital or deaths. Janice made a motion to discontinue flowers and replace with sympathy and get well cards. Motion to accept made by Dan Joslyn and seconded by Carl Thomson. All approved. Susan will contact Barb Griffith regarding this change.

Cameron County Judge issued new changes to covid requirements effective until February 5th as follows: only 10 people to gather together and if over 10 must have permission from Mayor or County Judge. This notice is posted in the clubhouse.

Discussion about air conditioning use last summer (\$72/month for only 2 people). Will be a timer on the ac in pool room to run from 9:00 a.m. to 10:30 a.m. Carl will try to set up.

Next meeting will be at 6 p.m. on February 8th.

Meeting adjourned at 7 p.m.

Respectfully submitted,

Barb Brown, Secretary

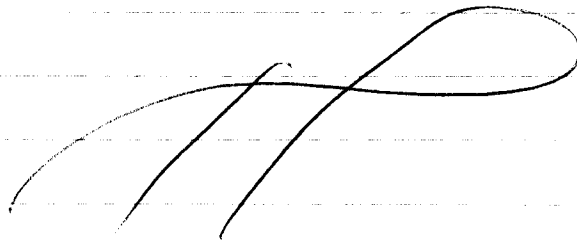
No

ANNUAL

MEETING

January, 2021
~~February~~

COVID



Board Meeting Agenda

March 1, 2021 6:00 PM

- Call to Order
- Open with Prayer
- Read and Approve the Minutes from last meeting
- Committee Reports
 - Treasurer's Report - Approve
 - Building and Grounds Report
 - Assessment Fees Report
- Old Business
 - Vera letter -
 - Copy machine
- New Business
 - Floor in Hall
 - People who will be dropping off as Board members
 - Those who did not pay assessment fees - attorney
 - Those not paid for 2021
- Adjourn

PALMERA PARK CORPORATION

Minutes

March 1, 2021

Virtual meeting was called by President Susan Stauch at 6:11 p.m. with Bob Hobson, Carl Thomson, Dan Joslyn, Janice Lutz and Barb Brown. Prayer given by Susan Stauch.

Minutes of the February 8th meeting were read by secretary Barb Brown. Motion to accept minutes as read by Carl Thomson and seconded by Janice Lutz. All approved.

Treasurer, Janice Lutz, reported an ending balance of \$38,621.70 and an ending balance of the Money Market of \$10,790.22. Attorney fees of \$442 will be taken out of the Money Market. Motion to accept treasurer's report made by Bob Hobson and seconded by Dan Joslyn. All approved.

Building and Grounds, Carl Thomson, reported nothing new.

Assessment Fee Report by Bob Hobson reported four not paid equaling 7 lots for 2020 and have been given to attorney and 8 equaling 15 lots not paid for 2021.

The first letter to 2021 fees has been sent. Now the letter from attorney to be sent ASAP as registered and regular mail.

RE: Vera Webster
Susan will advise attorney about caregiver issue.

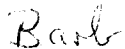
Copy machine has a new cartridge and appears to be working fine.

Floor in Hall will continue to discussion for removal of tile, sand and paint. Approximate cost \$10,000. Carl Thomson will get multiple bids. Have to have a vote by from property owners to pay all or get partial done to keep under \$2000.

Need to look for possible volunteers for openings in Board. The people leaving are Carl Thomson, Bob Hobson and Dan Joslyn.

Meeting was adjourned at 7:05 p.m.

Sincerely,



Barb Brown, Secretary

Board Meeting Agenda

April 5, 2021 6:00 PM

- Call to Order
- Open with Prayer
- Read and Approve the Minutes from last meeting
- Committee Reports
 - Treasurer's Report - Approve
 - Building and Grounds Report
 - Assessment Fees Report
- Old Business
 - ?
- New Business
 - Discussion - Caregiver definition
 - Residents who have people under 55 living with them
 - How to legally maintain our 55 and over status (HOPA)
- Adjourn

PALMERA PARK CORPORATION

Minutes

April 5, 2021

Virtual meeting was called to order at 5:52 p.m. by President Susan Stauch with Bob Hobson, Barb Brown, Janice Lutz, ~~Dan and~~ Carl Thomson. Dan Joslyn was traveling home and could not participate.

Minutes of the March 1st meeting were read by Barb Brown. Motion to accept minutes as read by Carl Thomson and seconded by Bob Hobson. All approved.

Janice Lutz, treasurer reported as of March 31st an ending balance of \$39,780.12 and an ending balance of the Money Market of \$10,790.68. Motion to accept treasurer's report by Bob Hobson and seconded by Carl Thomson. All approved.

The following bills to be paid are:

Postage for Park Book – \$2.93

Certified Letters (Bob Hobson) - \$226.88

Attorney Fees - \$360.80

Janice Lutz (State Farm-bill not received in time) - \$3,654.94

Total outstanding bills of \$4,245.47. Motion to pay bills by Barb Brown and seconded by Carl Thomson. All approved.

Janice Lutz also reported the following will be taken out of the Money Market - \$226.80 certified letters, \$360.80 attorney and \$442 attorney (last month) totaling \$1,029.68.

Carl Thomson, building and grounds reported that a water leak in hall due to the very cold weather and utilities off damaged the ceiling. Tiles were replaced and leak fixed. Didn't know of this leak until the ice machine was turned on. Carl also checked on the outside hook up.

Also, both refrigerators and freezer are empty and turned off.

Notes the electric bill increased by \$100. Cards are being played twice a week.

Bob Hobson, Assessment Fees, reported that 2020 dues are 100% paid and 2021 has only 1 but expect it to be paid very soon.

New Business – Susan Stauch will be contacting our attorney (Cummings) regarding the legal definition of a caregiver due to some concerns in the park.

Next virtual meeting will be on May 3, 2020 at 6:00 p.m.

Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Barb Brown, Secretary

Board Meeting Agenda

May 10, 2021 6:00 PM

- Call to Order

- Open with Prayer

Heavenly Father, we come to you first with praise and thanksgiving for you alone are worthy of our praise. We ask that you would join us this evening as we meet together and keep us aware of your presence. We ask that you would guide and direct us as we discuss issues that affect our little community. We ask this in the name of our Risen Lord and Savior, Jesus Christ. Amen.

- Read and Approve the Minutes from last meeting

- Committee Reports

- Treasurer's Report - Approve
- Building and Grounds Report
- Assessment Fees Report

- Old Business

- Caregiver/people under 55
- Create a definition for caregiver, put together for vote.

- New Business

- Begin thinking about what needs to be discussed at January annual meeting
- Management company

- Adjourn

PALMERA PARK CORPORATION
Minutes
May 10, 2021

Virtual meeting was called to order at 6:01 p.m. by President Stauch with Bob Hobson, Janice Lutz, Carl Thomson, Dan Joslyn and Barb Brown.

Minutes of the April 5th meeting were read by Barb Brown. Motion accept minutes as read by Janice Lutz and seconded by Bob Hobson. All approved.

Janice Lutz, treasurer, reported an ending balance of \$35,387.95 and the money market of \$10,911.44. No bills were presented. Motion to accept treasurer's report by Bob Hobson and seconded by Dan Joslyn. All approved.

Carl Thomson, building and grounds, reported the purchase of two bundles of ceiling tiles. Also only activity in hall is Singles group and pool games.

Bob Hobson, assessment fees, reported no change from last meeting. Still holding on 2021 of one owner. Susan Stauch will send the second letter to the East Palmer Address and will send to attorney.

Regarding the caregiver issue, no definition. Suggest we come up with a definition for caregiver and give to attorney to verify the language and bring to a vote at the January meeting.

Note: there was a big rift between a resident and a lawn mowing business about whose libel for damage done to property or person. No shield on lawn mower. It is not a responsibility of the Board.

New Business- January Annual Meeting

- 1) Caregiver Policy
- 2) Management Company

Next meeting to be held September 7th or 13th unless need to hold summer meetings.

Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Barb Brown, secretary

Date: Monday, September 13, 2021 7:51 AM

From: Susan Stauch <stauchsusan@yahoo.com>

To: Bob Hobson <aabobh@gmail.com>, Bob Lutz <janice_lutz@yahoo.com>, heifer@stjoelive.com <heifer@stjoelive.com>, Dan Joslyn <djoslyn3107@gmail.com>, Esta Thomson <crankb8s@swbell.net>

Subject: Agenda for this evenings meeting

Board Meeting Phone Agenda September 13, 2021 6:00 PM

- Call to Order
- Open with Prayer

Heavenly Father, we come to you first with praise and thanksgiving for you alone are worthy of our praise. We ask that you would join us this evening as we meet together and keep us aware of your presence. We ask that you would guide and direct us as we discuss issues that affect our little community. We ask this in the name of our Risen Lord and Savior, Jesus Christ. Amen.

- Read and Approve the Minutes from last meeting
- Committee Reports
 - Treasurer's Report - Approve
 - Building and Grounds Report
 - Assessment Fees Report
- Old Business
 - Caregiver/people under 55
 - Create a definition for caregiver, put together for vote.
- New Business
 - Begin thinking about what needs to be discussed at the January annual meeting.
(Caregiver, management company, hall floor)
- Adjourn

Susan Stauch

PALMERA PARK CORP
Minutes
September 13, 2021

Virtual meeting was called to order by President Susan Stauch at 6:00 p.m. with Bob Hobson, Barb Brown, Janice Lutz and Carl Thomson present. Dan Joslyn not present. Prayer was read.

Minutes of the May 30th meeting were read by Secretary Barb Brown. Motion to accept minutes as read by Bob Hobson and seconded by Carl Thomson. All approved.

Treasurer Janice Lutz reported an ending balance as of:
June 30th of \$34,925.01 & Money Market of \$10,912.36
July 31st of \$34,496.20 & Money Market of \$10,912.82
September 13th of \$34,146.44 & Money Market of \$10,913.28. Note: attorney fees of \$185.50 will be taken from Money Market. Motion to accept treasurer's report by Bob Hobson and seconded by Carl Thomson. All approved.

Carl Thomson, building and grounds, reported small air conditioner in pool room isn't working properly. All agreed to replace the air conditioner.

Bob Hobson reported on assessment. Still haven't received the \$100 from Alesha Ortiz. A letter was received from Miss Ortiz stating payment would be made each fiscal year. To date no response Susan Stauch will contact attorney for further assistance.

Old Business: Still trying to get a definition of a long term caregiver. Susan Stauch is contacting Medicare to see if they have any definition. If nothing, she will contact attorney. Suggest board members also try to get some kind of definition.

New Business:

January Meeting

- a) Caregivers
- b) Management Company
- c) Hall floor
- d) 55/Over Park with realtors

Cleaning Hall

- a) Pay Mikki Garzza \$200/month to clean 2 days/week starting November 1st

Covid—no rules

Pay a Maintenance Man

Election of Officers (Carl Thomson & Dan Joslyn leaving 2022) (Bob Hobson up for reelection 2022)

Next board meeting will be October 11, 2021 at 6 p.m.

Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Barb Brown, Secretary

PALMERA PARK CORP
Minutes
October 11, 2021

Virtual meeting was called to order by President Susan Stauch at 5:59 p.m. with Janice Lutz, Dan Joslyn and Susan over phone and Bob Hobson, Carl Thomson and Barb Brown present at the hall over phone.

President Stauch offered the prayer.

Minutes of the September 13th meeting were read with a amendment to treasurer report of \$34,146.44. Motion to accept minutes made by Carl Thomson and seconded by Dan Joslyn. All approved.

Treasurer, Janice Lutz, reported an ending balance as of October 10, 2021, of \$33,940.32 and ending balance of Money Market of \$10,728.33. Motion to accept treasurer's report by Carl Thomson and seconded by Bob Hobson. All approved.

Building and Grounds, Carl Thomson, reported the AC in the pool room is ok. Paint is coming off of shuffleboard and is still waiting on boards. Suggest see about replacement cost of shuffleboard. Susan Stauch will contact Jim Starcher or Orville Kuran about who put it in and will advise Carl Thomson. Cleaning up of sand bags to protect hall and putting sand in the horseshoe pit. Will purchase 10 chairs for hall. Have 62 to replace.

Assessment, Bob Hobson, reports same as last month. \$100 still owed. Supposedly the property has been sold. Bob will continue checking.

Info regarding the resident with the handicapped child, need to obtain written legal proof of the guardianship of child to be filed with proof of age.

Old Business:

--Caregiver – suggestion of explanation made by Barb Brown. See attached. This will be presented to the attorney for legal wording and authorization. Bob Hobson noted the letter from doctor regarding Vera Webster caregiver was open ended. Need 24/7.

--Telephone book – who will take over?

--Nominating Committee – Need to replace Carl Thomson. Bob Hobson and Dan Joslyn will run again.

New Business:

--January meeting

- 1) Caregiver – mail info to residents November 26 – vote January 10th by 10 p.m.
- 2) Hall Floor
- 3) Management Company

Meeting was adjourned at 7:35 p.m.

Next meeting will be Monday, November 8 at 7 p.m.

Respectfully submitted,

Barb Brown, Secretary

Board Meeting Phone Agenda
November 8, 2021 6:00 PM

- Call to Order
- Open with Prayer
- Read and Approve the Minutes from last meeting
- Committee Reports
 - Treasurer's Report - Approve
 - Building and Grounds Report
 - Assessment Fees Report
- Old Business
 - Agenda for January meeting
 - Caregiver document
- New Business
 - Correspondence with Dr.
- Adjourn

PALMERA PARK CORP
Minutes
November 8, 2021

Meeting was called to order at 6:01 p.m. by President Susan Stauch with Carl Thomson and Barb Brown in physical attendance and Bob Hobson, Janice Lutz, Dan Joslyn and Susan Stauch virtually.

Prayer was given by Susan Stauch.

Minutes of the October 11th meeting were read by Barb Brown. Motion to accept minutes as read by Carl Thomson and seconded by Dan Joslyn. All approved.

Janice Lutz, treasurer, reported an ending balance of \$32,701.92 and ending Money Market balance of \$10,728.69. Motion to accept treasurer's report by Carl Thomson and seconded by Dan Joslyn. All approved.

Bob Hobson, vice president, reported 100% paid in assessment fees. He will be mailing out the 2022 assessment fee bills end of November.

Carl Thomson, building and grounds, reported the water leak in the clubhouse ceiling has been repaired and a new water line has been replaced. Air conditioning in the pool room not needed to be replaced. Had purchased one but was too big so returned. A mini split will be put in to do heat and air conditioning at a less cost. Dan Joslyn works with this. He will check when he gets down here in a month or so. Shuffleboard court still checking on repairs.

January 10th meeting agenda:

- 1) All dues 100% for 2021
- 2) Caregiver Vote
- 3) Hall Floor
- 4) Management Company
- 5) Election of Board
- 6) County Mandates for Covid-19
- 7) Tax Exempt (post card)

Caregiver – attorney response. Susan mailing to board to review. No response from Dr. Eric Lavaley as of October 26th, was concerned.

Proof of guardianship of disabled child in park was provided.

Telephone book of park has been taken over by Esta Thomson.

Vote on Caregiver to be discussed at January 10th meeting and may be voted on at that time or ballot will be mailed January 11th and must be postmarked by January 25th. Need a 2/3 majority to pass.

Meeting was adjourned at 7:00 p.m.

Respectfully submitted,
Barb Brown, Secretary

Board Meeting Phone Agenda
December 6, 2021 6:00 PM

- Call to Order
- Open with Prayer
- Read and Approve the Minutes from last meeting
- Committee Reports
 - Treasurer's Report - Approve
 - Building and Grounds Report
 - Assessment Fees Report
- Old Business
 - Agenda for January meeting - see document I sent out
 - Caregiver document - see document I sent out
- New Business
 - Good Samaritan - Assessment Fees
- Adjourn

PALMERA PARK CORP
Minutes
December 6, 2021

President Susan Stauch called the meeting to order at 5:53 p.m. with Bob Hobson, Carl Thomson and Barb Brown with Susan Stauch and Janice Lutz virtually. Dan Joslyn not present.

President Stauch led group in a prayer.

Minutes of the November 8th meeting were read by Barb Brown. Motion to accept as read by Bob Hobson and seconded by Carl Thomson. All approved.

Janice Lutz, treasurer, reported an ending balance as of \$32,489.54 and ending Money Marker of \$10,729.13. Motion to accept treasurer's report by Carl Thomson and seconded by Barb Brown. All approved.

Bob Hobson, vice president, reported that 37 had paid assessment out of 105 for 2022.

Carl Thomson of Building and Grounds reported that a new flag was purchased and put on flag pole and the shuffleboard cost to repairs still be investigated.

Request to post in Club House the minutes and treasurer's report beginning with October, 2021 to present.

Agenda for the January meeting was discussed. This meeting will be held on January 10, 2022 at 7:00 p.m. Notice of this meeting will be posted at the hall at least 2 weeks in advance of the meeting.

The Good Samaritan Assessment Fee was discussed. At present there is \$240 in the account. Motion to pay Lupita Bosch's fee by Bob Hobson and seconded by Carl Thomson. All approved.

Next board meeting will be January 3, 2022 at 6:00 p.m.

Respectfully submitted,

Barb Brown
Secretary

Date: Tuesday, October 12, 2021 9:32 AM

From: Susan Stauch <stauchsusan@yahoo.com>

To: Bob Hobson <aabobh@gmail.com>, heifer@stjoelive.com <heifer@stjoelive.com>, Dan Joslyn <djoslyn3107@gmail.com>, Bob Lutz <janice_lutz@yahoo.com>, Esta Thomson <crankb8s@swbell.net>

Subject: Caregiver letter to Mr. Cummings

Before I send the following letter to Mr. Cummings, please read and make any suggestions for changes or give me your okay. I worded the statement written by Barb and Bob Brown just a bit differently, but the basics are still in tact.

Mr. Cummings,

We are still struggling with the abuse of the wording "caregiver" within our 55 and over community. We have several residents who utilize a caregiver on a daily basis, they are not the issue. Our issue are the two who have a caregiver who resides with them 24 hours a day while in Texas, but the caregivers are not 55, and neither homeowner have their caregiver live with them when they go home to their permanent place of residence. We, as a Board, have discussed this at length and know we need to address this issue before it gets too far out of control. Therefore, we want to add the following to our covenants (through a 2/3 vote). We just need to know that we are within the boundaries of Texas law to do so. The following is what we have discussed.

For a caregiver to be exempt from Palmera Park Corp 55 and over rules and to stay in compliance with HOPA, the following is required:

A notarized letter from a licensed physician stating an in-home caregiver must reside in and with the homeowner 24 hours a day, for physical, mental or medical needs. This letter will be filed and will remain in effect for a period of 6 months, at which time the homeowner must be re-evaluated by a licensed physician and a new notarized letter must be submitted.

Non-compliance will result in the removal of caregiver and a fine of \$----- will be assessed to the homeowner.

Please call or e-mail me with any questions.

Thank you,

Susan Stauch
Palmera Park Corp Board

Caregiver

For a caregiver to be exempt from Palmera Park Corp 55 and over rules the following must be required:

A notarized letter from a licensed physician stating an in-home caregiver must reside in and with the home owner 24/7 for the physical, mental and medical needs of (name of patient) and must be re-evaluated every 6 month.

Non- compliance will result in removal of caregiver and a \$500 fine to home owner.