

**BOARD OF DIRECTORS**  
**Minutes of Monthly Board Meeting**

**March 3, 2025**

Minutes of the Monthly Board Meeting of the Palmera Park Corp. in La Feria, Texas, held at the Palmera Park Clubhouse, in La Feria, Texas, at 6:00 PM on March 3, 2025.

**CALL TO ORDER**

President Frances Petska called the meeting to order at 6:00 PM.

**BOARD MEMBERS PRESENT**

Frances Petska, President

Helen Fenimore, Secretary

Arnold Lance, Building & Grounds

\*Brenda Stokes, Treasurer

Em Williams, Building & Grounds

\*Treasurer, Brenda Stokes, was assisted by Janice Lutz, due to surgery.

\*\*Bill Patrick, Vice President was absent

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

The February 3, 2025, minutes were read. Typographical corrections were made following review. Arnold Lance moved to approve the minutes as corrected. Em Williams seconded.

**COMMITTEE REPORTS**

**LADIES GROUP:** Tours have been discussed as an event for the ladies group.

**ACTIVITIES:** Kay described upcoming events for the month of March. We will not have craft sale next year as this year's was not profitable. We will have a guest speaker on "Stem Cells", and a country breakfast. Calendars are available at the entrance of the Recreation Hall.

**BUILDING & GROUNDS:** PPC insurance has been changed to a higher deductible, reducing the annual rate, and has been paid in advance. The treasurer will contact insurance agent regarding refund.

**MEMBERSHIP:** Bill Patrick was not present to report on those members that are in arrears on their membership dues.

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**TREASURER:** Janice Lutz gave the February 2025 financial report as follows:

• Beginning Operating Balance:	\$23,666.41
• Credits Operating:	\$ 3,103.17
• Debits Operating:	\$ 1,321.29
• <b>Ending Operating Balance:</b>	<b>\$25,448.29</b>
• Beginning Reserve Money Market:	\$22,050.54
• Interest Reserve Money Market:	\$ 34.63
• <b>Ending Reserve Money Market:</b>	<b>\$22,054.78</b>

<b>TOTAL ENDING BALANCE 2-28-24</b>	<b>\$47,503.07</b>
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**OLD BUSINESS**

1. **Occupancy Verification Report:** Corrections were made, and the revised 2024 Occupancy Report was given by Helen Fenimore.
2. **Park Itinerary Update:** The Constitution and Bylaws committee is creating an annual itinerary of important events, such as tax filings, protests, HOPA reports, etc. so nothing slips through the cracks in the future. This should be completed for use in April.
3. **Constitution & Bylaws Committee:** Helen Fenimore, Chairman, again discussed constitution and bylaw changes needed to include Texas Law mandates' which will be incorporated in the proper documents and will be ready for the Attorney's approval in March.
4. **Texas State Law & Restrictions:** The '614" laws are being reviewed by Frances Petska and presented to PPC attorney in March.
5. **PPC Newsletter:** Tabled until next meeting.

**NEW BUSINESS**

1. **Website:** Helen Fenimore introduced guest speaker, Ian Bowen, with Bowen information Technology. He recommended GoDaddy for website storage and will provide updating maintenance for PPC website at a cost of \$250. per year with administration permission. Additional administration access is given to PPC Secretary for backup access. i.e. PPC will own and pay for website, and Bowen will maintain updates(minutes, treasurer reports, organizational documents, covenants, bylaws, covenants, and other documents necessary for website regulations).
2. **Attorneys at Meetings:** Tabled.

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3. **Suggestions:** We allow input from homeowners by providing a discussion time of 2 minutes per homeowner after each Board Meeting. A suggestion was made to get bids to re-surface the parking lot.

A motion was made by Em Williams to adjourn, with Arnold Lance second. The meeting was adjourned by President, Frances Petska.

**NEXT MEETING DATE**

The next monthly Board of Directors meeting will be held on Monday, April 17, 2025

A handwritten signature in cursive script that reads "Helen Fenimore".

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Helen Fenimore, Secretary