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PALMERA PARK CORPORATION

BOARD MEETING - JANUARY 3, 2005 - 6:00 P.M.

Meeting was called to order by President Eugene Peak

Prayer was given by Joan Peak

Members Present - Eugene Peak, B. J. Carter, Joan Peak, Charlie Cruse and Junior Hines.

Minutes of the December 6, 2004 meeting had been given to Board Members. Motion was made by Charlie Cruse, seconded by B. J. Carter and passed to accept the minutes as printed.

Treasurer's report as January 31, 2004 was given by V. P., copy attached. Motion was made by Charlie Cruse, seconded by Junior Hines and carried to accept the report as printed.

Bills - Cameron County Health Department - \$100.00

Ice Cream - \$23.92

Motion was made by Charlie Cruse, seconded by Joan Peak and carried to pay the bills.

Old Business - Charlie Cruse, Nominating Committee Chairman, reported two persons had agreed to run for the board. Three positions are open.

Constitution & ByLaws Committee Chairman Charlie Sliffe was not available for report so this will be tabled until February.

Advisory Committee Report - tabled till February.

Proposed 12 x 12 shed report - Wood has been purchased and permit will be obtained from city and construction will start soon.

\$13,932.77 was realized from the redemption of the Certificate of Deposit and \$1,155.00 has been received for roof donations. \$7,043.43 was the total expense of the roof replacement. The membership approved on November 16, 2004 the redemption of \$6,500 from the Certificate of Deposit.

\$13,932.77	Certificate of Deposit
<u>6,500.00</u>	Redeem

\$ 7,432.77	Balance for a new CD
<u>1,155.00</u>	Roof donations

\$ 8,587.77 New Certificate of Deposit

The interest rate at Frost Bank for a one year Certificate of Deposit today is 2.11% and interest is paid quarterly. Motion was made by Charlie Cruse, seconded by Junior Hines and carried to purchase a one year Certificate of Deposit in the amount of \$8,587.77. This will be done as soon as all four officers are in town to go to the bank.

Frost Bank has been requested to exempt our Corporation from any service charges for 2005. This is required to do yearly.

New Business - The Cameron County Health Department made their inspection on December 30, 2004 and found things to be in good condition. A change of address was given them and the permit should be mailed to 905 S. Palmera Drive.

A flag pole and metal plate stating the givers and date has been given by Ken and Vera Smith. A thank you will be sent.

The Auditing Committee is appointed - Audrey Amundson, Ken Smith and Janice Hess. They will audit the books as of January 31, 2005 and report to the Annual Meeting February 15, 2005.

The annual Park Sale will be February 5, 2005 and the Board will pay for the permit and advertising. Participants are encouraged to make a donation to Activities.

At the February board meeting, a proposed budget and recommended dues for 2005-06 will be prepared.

The need for a bulletin board for community events was expressed. A motion was made by Junior Hines, seconded by Charlie Cruse and carried, to consolidate the present bulletin board to include a space for community events.

Reports - Building & Grounds - The Shuffleboard benches have been repaired, grass seed has been planted, the floors have been cleaned and will be stripped and waxed at a later date, and the physical address is on the front of the building.

The shuffleboard courts need a dressing and Charlie Cruse will investigate how to do this.

Membership - We have 117 members and 8 associate members.

Next Board Meeting will be February 7, 2005 - 6:00 p.m. with the Annual Meeting February 15, 2005 at 7:00 p.m.

Meeting adjourned at 6:35 p.m.

PALMERA PARK CORPORATION**BOARD MEETING – February 7, 2005 - 6:00 P.M.**

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

Members Present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe, Charlie Cruse and Junior Hines.

Minutes of the January 3, 2005 meeting had been given to Board Members. Motion was made by Charlie Cruse, seconded by Charles Sliffe and passed to accept the minutes as printed.

Treasurer's report as January 31, 2005 was given by Treasurer, copy attached. Motion was made by Joan Peak, seconded by Charlie Cruse and carried to accept the report as printed.

**Bills – Shed - \$297.48
Keys - \$12.86**

Motion was made by Joan Peak, seconded by Charles Sliffe and carried to pay the bills.

Old Business – Nominating Committee reported by Charlie Cruse. B. J. Carter, Charles Sliffe and Jim Starcher had agreed to run for the 3 openings. Ballots will be made.

Constitution & ByLaws Committee reported by Charles Sliffe that the Committee felt there should be no change at this time.

The Audit Committee met February 4, 2005 and will report at the annual meeting.

The recommendation of the Advisory Committee will be under new business.

The shed has been constructed out of the used metal plus additional materials by members of the Corporation. There is extra metal which will be sold.

Roof donations – An additional \$100 was received before the Certificate of Deposit was purchased which was added to the \$8,587.77 authorized in January. There have been additional roof donations received. An additional \$543.43 was used from the checking account for the new roof. Motion was made by Junior Hines, seconded by Charlie Cruse and carried to pay back the \$543.43 with the additional roof donations received.

Park Sale report – The Park Sale was held on February 5, 2005. The cost of the permit was donated plus some funds were received towards the cost of the advertising and an individual has donated the remainder of the cost. The total proceeds was \$161.65.

At the January 2005 meeting the inside bulletin boards were to be consolidated to include Community Events but no mention of business advertising. Motion was made by Charlie Cruse, seconded by Charles Sliffe and carried that no business advertising would be displayed.

New business – The financial report for 2004-05 was discussed and proposed budget will be recommended at the annual meeting. The Advisory Committee Report was reviewed. Motion was made by Charlie Cruse, seconded by Charles Sliffe and carried to raise the yearly dues to \$50 per member and \$10 per month per associate members, to establish a contingency fund whereby \$10 of the \$50 would be set aside for emergencies and accept the proposed budget, copy attached.

Motion was made by Joan Peak, seconded by B. J. Carter and carried to donate \$50.00 to Friends of the LaFeria Fire Department.

Motion was made by Junior Hines, seconded by Charlie Cruse and carried to up date the current Park Telephone Directory.

The Occupancy Certification of Palmera Heights Park to keep our "55 and older" as of January 26, 2005 is 93%. Copy attached. This report will be given at Annual Meeting.

Reports – Building & Grounds – Parking in front of the building and members ability to get inside the building was discussed. No parking will be set aside in front of the door and members are encouraged to leave space for those needing assistance.

One of the benches in front of the building is falling apart and will be removed and the other one will be moved to the back of the building.

Cork will be placed on the outside bulletin board.

The pool room door will be exchanged with the ex laundry room door.

Shuffle board repair is still being considered.

Membership – There are 117 regular members and 14 associate members.

Annual meeting will be Feb. 15, 2005 and there will be a board meeting immediately after to elect officers.

March board meeting will be March 7 at 6:00 p.m.

Meeting adjourned at 7:20 p.m.

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PALMERA PARK CORPORATION

ANNUAL MEETING

FEBRUARY 15, 2005 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. by Vice President B. J. Carter. 60 persons signed the attendance.

Prayer was given by Kenneth Smith.

The Pledge of Allegiance was led by B. J. Carter.

Minutes of the last Annual Meeting, February 9, 2004 and Special Meeting November 16, 2004 were read. Motion was made by Miles Wharfield, seconded by Ethel Penn and carried to approve the February 9, 2004 minutes as read. Motion was made by Orville Kuran, seconded by Ethel Penn and carried to approve the November 16, 2004 minutes as read.

Treasurer's Report was given by Charles Sliffe, Treasurer. Motion was made by Ethel Penn, seconded by Janice Hess and carried to approve the Treasurer's Report.

Old Business - None

New Business – The 2005-06 proposed budget was given by Charles Sliffe. A discussion was held regarding the raise in dues, the contingency fund, the telephone expense and etc. A motion was made by Orville Kuran, seconded by Doug Carter to approve the proposed budget for 2005-06 which includes \$50 per member per year and \$10 per associate member per month. Ballots were passed out and members were instructed to vote for or against.

A Tally Committee of George Rhode, Bonnie Cruse and Jim Luke were appointed. They reported 46 for and 13 against the proposed budget for 2005-06. The proposed budget was approved.

Dues may be paid tonight and before the first of March to B. J. Carter, Membership or any Board Member.

The question was asked if we advertised for the Pancake Breakfast in the Winter Texan. At the time we do not, but Beryl Coyle will investigate this possibility.

The Audit Committee Report as of January 31, 2005 was read and signed by Audrey Amundson, Janice Hess and Kenneth Smith. Copy attached.

Constitution & By-Laws Committee – Charles Sliffe reported the Committee did not feel any changes were to be made at this time unless requested by the membership.

Nominating Committee – Charlie Cruse reported there were 3 nominees for the 3 vacancies on the Board for two year terms. They are B. J. Carter, Charles Sliffe and Jim Starcher. Additional nominees were requested from the floor.

Motion was made by George Hansen, seconded by Ethel Penn and carried to close the nominations. Motion was made by Barbara Leslie, seconded by Orville Kuran and carried that the Nominating Committees nominations be elected.

The Occupancy Verification Report was given by Joan Peak. As of January 26, 2005 the occupancy of Palmera Heights Park of persons 55 or older was 93%. The Park must be kept at 80% or more. This survey must be kept up and reported every 2 years. Copy attached.

Announcements – Orville Kuran announced there would be a reception for those couples who are celebrating 50 years of marriage or longer on February 26, 2005, 2:00 – 4:00 p.m. All are invited.

Thank you. B. J. Carter expressed thank you's to Charlie Cruse for serving on the Board for 4 years, Ken & Vera Smith for the flag pole, all those who helped with the roof project, building the shed, the Activities Committee, Sunshine, Telephone Directory and all who had helped in any way during this past year.

The next meeting will be February 13, 2006 at 7:00 p.m.

The meeting adjourned at 7:55 p.m.

Joan Peak, Secretary

PALMERA PARK CORPORATION**BOARD MEETING – March 7, 2005 - 6:00 P.M.**

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

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

Minutes of the February 7 and February 15, 2005 meetings had been given to Board Members. Motion was made by B. J. Carter, seconded by Jim Starcher and passed to accept the minutes as printed.

Treasurer's report as February 28, 2005 was given by Treasurer, copy attached. Motion was made by Joan Peak, seconded by B. J. Carter and carried to accept the report as printed.

Bills – \$42.42 Ice Cream

Motion made by Joan Peak, seconded by Charlie Sliffe and carried to pay the bills.

Old Business – none

New Business – Policies dated December 3, 01, December 2, 02 and March 6, 00 regarding the change in membership dues approved by the Membership February 15, 2005 were changed to reflect the new dues amount. Motion was made by Joan Peak, seconded by Jim Starcher and carried to change these policies.

The policy dated December 1987 – “Bingo is a Senior Citizens Association and is open to any resident of Palmera Park and their overnight guests” was discussed and no change is recommended.

Charlie Sliffe presented information on insurance on the Hall building, directors coverage and etc.. The amount for 2005-06 is \$1,830.00. Motion made by Charlie Sliffe, seconded by Junior Hines and carried to pay the insurance.

The Directors reviewed their job descriptions and no changes are necessary.

The Committees for 2005-06 were discussed and Directors will ask for either continuance or new chairpersons and report at the April meeting.

All Committees and Ladies are requested to review their job descriptions and report to the Board in writing and turn in any funds at the April 4th meeting.

Activities should recommend to the Board the amount to charge for dinners, breakfasts and etc. and give tentative calendar.

Reports – Building & Grounds – The air conditioner has been sprayed for ants.

The Shuffle Board repair will have to be done professionally.

The front entrance pillars will be cleaned this week.

Membership – There are 76 regular members and 8 associate members.

Motion was made by Jim Starcher, seconded by Junior Hines and carried to Set up a column in the treasurer's ledger for the Contingency Fund and \$10 Out of each \$50 member dues be added to this Contingency Fund.

The possibility of changing the locks to the building was discussed.

The next Board Meeting will be April 4, 6:00 p.m.

Meeting adjourned at 7:19 p.m.

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PALMERA PARK CORPORATION

BOARD MEETING – April 4, 2005 - 6:00 P.M.

Meeting was called to order by President Eugene Peak

Prayer was given by Joan Peak

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

Minutes of the March 7, 2005 meeting had been given to Board Members. Motion was made by Jim Starcher, seconded by Junior Hines and passed to accept the minutes as printed.

Treasurer's report as March 31, 2005 was given by Vice President, copy attached. Motion was made by Joan Peak, seconded by Jim Starcher and carried to accept the report as printed.

Old Business – Committees for 2005-06 – It was reported all had accepted and copy is attached. Copies were given to all board members and one will be posted on bulletin board.

The changing of the locks on the building was discussed and further checking of cost will be done.

New Business – The concern of non members roaming the Hall and taking things intended for members of the Corporation was discussed. Motion was made by Junior Hines, seconded by Jim Starcher and carried that the President at Bingo in the Fall may inform all persons that they are welcome to Bingo but non members are not permitted to roam the Hall and that materials are for the use of members and not for non members.

The thermostat controlling the air conditioning and heating was discussed. Motion was made by Joan Peak, seconded by B. J. Carter and carried to possibly purchase and change position of a new thermostat.

Committee reports for 2004-05 – A report from the Activities Committee was given, copy attached. Approximately \$250 will be turned into the Treasurer after the last event on April 7, 2005. Also no change is recommended for charges for dinners, breakfasts and etc.

Sunshine – No report available. Barb Leslie will be doing the Flowers during April until Mae Smith returns to valley.

Pancakes – A report was read from Gil and Beryl Coyle, copy attached.

Ladies – Report and turn in funds remaining will be given after the Ladies April 5 meeting.

Secretary – Report was given and \$7.93 additional charge will be carried over to the next year. Copy attached.

Reports – Building & Grounds – Shelves have been built in new storage shed and the floors have been redone. The removal of shrubs around building and sidewalk around the building was discussed.

Membership – There are 78 members with 2 year round associate members.

Next Board Meeting – November 7, 2005 – 6:00 p.m.

Meeting adjourned at 6:35 p.m.

**Joan Peak
Secretary**

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PALMERA PARK CORPORATION

BOARD MEETING – November 7, 2005 - 6:00 P.M.

Meeting was called to order by President Eugene Peak

Prayer was given by Charlie Sliffe

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

Minutes of the April 4, 2005 meeting had been given to Board Members. Motion was made by Jim Starcher, seconded by Junior Hines and passed to accept the minutes as printed.

Treasurer's report April 30 thr October 31, 2005 was given by Treasurer, copy attached. Motion was made by Joan Peak, seconded by Charlie Sliffe and carried to accept the report as printed. It was reported the October water bill was for \$157.00 against the usual bill of \$30.00. There had been a leak in the men's bathroom and it has been fixed. Sonny Phillips at the City of LaFeria was contacted and he reduced the bill to the usual bill of \$30.22.

Old Business – A discussion was held on the possible purchase of a new thermostat and change of location. Motion was made by Joan Peak, seconded by B. J. Carter and carried to change the location of the present thermostat at this time.

A discussion was held on changing the locks of the building. An estimate of \$50.00 plus keys per door had been received. A motion was made by B. J. Carter, seconded by Joan Peak and carried for the Building & Grounds people to find the most economical way to install new locks on the four doors.

A discussion was held on the removal of the two sago palms because of their interference in using the front entryway. Motion was made by Junior Hines, seconded by Charlie Sliffe to check with the local nurseries on their purchase and removal of our sago palms. Jim Starcher will make the contact.

The parking in front of the North Door and the difficulty of persons stepping over the barrier and entering the building was discussed and Building and Grounds will remedy the situation.

New Business – The following operating funds for 2005-06 for the Committees was approved:

**Activities - \$350.00 Sunshine - \$100.00 Ladies - \$200.00 Secretary - \$50.00
Building & Grounds - \$100.00 Membership will turn in bill Kitchen/Hall
supplies will turn in bill**

The fire extinguishers will be checked by Building & Grounds and they will find out how many are needed and where they should be located.

The Calling Committee was discussed and the persons will be asked to serve another year.

A reminder that the building insurance will be due in March and additional companies will be contacted to see if we can get better coverage for less money.

The March 6, 2000 policy was discussed and a motion was made by Junior Hines, seconded by Joan Peak and carried to leave it as written. It was the consensus of the board that pro rating the dues for the first year for new property owners whenever they should want to join the Corporation would encourage them to join the Corporation in future years.

The January 7, 2002 policy was discussed and it was the consensus of the board that any person or persons, regardless of where they live, could be included in trips away from the park.

The installation of an outside bulletin board for advertising from outside the park was discussed and it was the consensus of the board that no bulletin board be installed.

A Corporation member would like to donate approximately 300 movie tapes to the Corporation for the use of members to view. A motion was made by Charlie Sliffe, seconded by Junior Hines and carried to accept the movie tapes. Shelves will be installed in the pool room above the book shelves for the storage of these movies.

A ramp for the new shed and possible side walk was discussed and Building & Grounds will pursue the project.

The condition of the floor was discussed and a time of approximately 2 days will be set aside to strip and wax the floor.

Reports – Activities – A tentative calendar was presented in April and there is no change.

Sunshine – Approximately 50 flowers and memorials have been given to Corporation members April 2003 thr November 6, 2005. A balance of \$66.56 is remaining.

Building & Grounds – The building was sprayed May 25 and August 30, 2005. The stool in the men's bathroom was repaired.

Pancakes – Began November 2, 2005 and will go through March 2006.

Bingo - Began November 2, 2005 and will go through March 2006.

Membership – 82 Members and 5 associate members

Kitchen/Hall = Supplies have been purchased

Next Board Meeting – December 5, 2005 – 6:00 p.m.

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PALMERA PARK CORPORATION

BOARD MEETING – December 5, 2005 - 6:00 P.M.

Meeting was called to order by Vice President B. J. Carter

Prayer was given by Charlie Sliffe

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

Minutes of the November 7, 2005 meeting had been given to Board Members. Minutes were corrected with an addition – The ladies had their first meeting November 1. They will be working on quilts and crafts every Tuesday. They are also in charge of Thanksgiving, Christmas & Easter dinners. Motion was made by Jim Starcher, seconded by Junior Hines and passed to accept the minutes as printed and corrected.

Treasurer's report as November 30, 2005 was given by Treasurer, copy attached. Motion was made by Joan Peak, seconded by Jim Starcher and carried to accept the report as printed

**Bills – New locks & keys, parking at entry supplies & shelves for videos - \$331.12
Ice Cream - \$17.28**

Motion was made by Joan Peak, seconded by Charlie Sliffe and carried to pay the bills.

Old Business – The changing of the thermostat will be done after the holidays.

Removal of Sago Palms – Rainforest Nursery will remove the palms and fill the holes after the holidays.

The parking in front of building – The work is in progress

Fire extinguishers – They have been checked by ^{? name} and one needed to be refilled at a cost of approximately 42.00. They will put the Corporation in their computer and will contact us each year to check the extinguishers. They need to be refilled every 5 years.

A discussion was held regarding the purchase of an additional extinguisher and a smoke alarm for the pool room. Motion was made by Joan Peak, seconded by B. J. Carter and carried to purchase an additional extinguisher and a smoke alarm.

The persons on the Calling Committee have agreed to serve another year.

The ramp and sidewalk near the storage shed – When the sewers are in, the placement of the sidewalk will be done.

A need was expressed to slant the sidewalk to the East so that persons will not stumble when stepping onto the sidewalk.

New Business

A Nominating Committee was appointed to propose 3 Directors for the 2006 year. Junior Hines, Chairman and Orville Kuran and Charlie Cruse as members from the general membership.

Charlie Sliffe was appointed chairman of the review of the Constitution & By-laws.

The renewal of the Sam's Club membership has been done.

The Cameron County Health Department permit will expire and Joan Peak will call for the annual inspection.

Jan Kuran has requested permission to have the Oxygen Company check our oxygen tank and refill if needed. Motion was made by Jim Starcher, seconded by Charlie Sliffe and carried to check the tank and refill if necessary. Jan Kuran will take care of contacting the company.

Reports – Building & Grounds – The locks have been changed and members are exchanging old keys for new ones. Additional keys are \$1.00 each.

Membership – We have 86 regular members and 7 associate members

Next meeting – January 2, 2006 – 6:00 p.m.

Joan Peak, Secretary