

PALMERA PARK CORP
Minutes
January 4, 2022

President Susan Stauch called the meeting to order at 5:57 p.m. with Bob Hobson, Carl Thomson, Barb Brown, Dan Joslyn virtually and Janice Lutz was absent. Seven visitors also was in attendance.

President Stauch gave a prayer and lead the group in the Pledge of Alligance.

Minutes of the December 4, 2021 meeting were read by Barb Brown. Motion to accept minutes as read by Bob Hobson and seconded by Carl Thomson. All approved.

In Janice Lutz, treasurer, absence Susan Stauch reported an ending balance as of December 31, 2021, of \$35,716.32 and ending balance of Money Market of \$12,259.61. Motion to accept treasurer's report by Carl Thomson and seconded by Bob Hobson. All approved.

Carl Thomson, building and grounds, reported estimates on Hall floor of \$20,000 to replace and expoxy or \$9,000 for interlocking carpet or just replace loose tiles. He also reported all entrance lights have been replaced with LED's. Shuffleboard estimates are \$1,000 per court. Will continue to get further estimates.

Bob Hobson reported that 85 residents of 108 have paid the 2022 dues. A discussion was held regarding payment of assessment fees. This discussion will be continued.

Kay Falk, activities director, reported a Hot Dog & Chili meal with entertainment by Rusty at a cost of \$11 per ticket on January 25. Tickets will be available to sale at the January 10 meeting. She will be planning additional events like potluck and country breakfasts. Wearing of masks will be recommended by not required. Kay will also have a presentation at the January 10th meeting.

January 10th a ballot for election of officers for 2022 will include: Bob Hobson, Don Starcher, Jane Haines, David Luadzers and Bill Patrick with spaces for right ins. Three officers will be selected. There will be four people from outside the park to count ballots.

A vote will be taken regarding Caregivers. All in attendance of January 10th will be given a ballot. Any resident not in attendance will be mailed a ballot on January 11th which must be returned on January 25th (postmarked January 25th also).

President Stauch adjourned the meeting at 6:34 p.m. The next board meeting will be Monday, February 7, 2022 at 6:00 p.m.

Respectfully submitted,

Barb Brown
Secretary

Palmera Park Ladies Group
Minutes of January 4, 2022 meeting

Darlene Mawhinney, treasurer and acting president, called the meeting to order at 1:08 p.m. There were 10 women present. The secretary's minutes, submitted by Sharron West in Kay Falk's absence, were read and approved as read. Darlene gave the treasurer's report. Deposits came from the Thanksgiving and Christmas dinners and a donation. Expenses for the two dinners and \$99.50 to the corporation were deducted. Currently, there is \$144.14 in the checkbook.

Committee reports: There is no flower committee, but Barb Griffith will send get well cards if we let her know who could use one or is hospitalized. Lois Williams is taking over as Welcome Wagon from Jan Kuran. She has Jan's book and will meet with Bob Hobson to get a list of all the new people from 2020 and 2021, to make sure new residents get a welcome basket.

The ladies lunch is Monday, Jan. 10th at Martha's restaurant in Weslaco. Suggestions for February's lunch were Brady's Grill on Main St., La Feria if it's open on Mondays; alternative is The Ranch House in Weslaco. That happens to be the 14th, so if there's a men's dinner that day, the date will be moved.

The women plan to raffle the quilt, shams and pillows at the men's dinner on February 14, if they have it. Lois is encouraging the men to do so through her husband, Em. Tickets and selling them was discussed.

By general consent, there will be no soup, salad, pie meal on Ground Hog's Day because there are not enough workers to get it done well.

Marilyn Knoll has resigned as vice president but will continue to send birthday and anniversary cards. Susan Stauch will take her some stamps from the group to help with her postage costs. Barb Griffith volunteered to be vice president and was unanimously accepted for that position with a motion by Kay Falk and a second by Louise Athon. We still need a president.

Discussion followed on the upcoming potluck on Jan. 13th and a musical program with Rusty Rierson and hot dog meal will be on Jan. 25th.

The motion to adjourn by Susan and second by Barb Brock passed by general acclaim and the meeting adjourned at 1:55.

Submitted by Kay Falk, Secretary

Palmera Park Annual Meeting
Agenda
January 10,2022

- Call to Order
- Open with Prayer and Pledge
- Reading of Minutes from January Meeting 2020
- Treasurer's Report & Proposed Budget for 2022
- Building and Grounds Report
- Activities Report
- Board Members Vote
- New Business
 - Assessment Fees
 - Floor in the Hall
 - County Mandates
 - Tax Exemption
 - Caregiver/vote
- Questions/Answers
- Ballot may be completed this evening, submitted in person to Bob Hobson on or before January 25th or postmarked by January 25th. Mail to P.O. Box 749, La Feria, TX 78559

PALMERA PARK CORP
ANNUAL MEETING
January 10, 2022

Meeting was called to order by President Susan Stauch at 7:01 p.m. Sam Masten gave the prayer and the Pledge of Allegiance was recited by all.

A vote was taken to select new board members for 2022. The nominees are: Bob Hobson, Don Starcher, Jane Haines, David Luadzers and Bill Patrick. Ballots will be counted by renters in the park. Results of vote is: Don Starcher, David Luadzers and Bob Hobson. Congratulations to the new board members.

Minutes of the January 2020 meeting was read by Barb Brown. Note: no meeting was held in January 2021 due to COVID. Motion to accept minutes as read by Wally Peterson and seconded by Jim Swartz. All approved.

Treasurer's report was read for 2020 and 2021. Motion to accept treasurer's report by Leonard Lentz and seconded by Wally Peterson. All approved.

Carl Thomson, building and grounds, reported that during the cold weather last February, 2 leaks were found in ceiling and has been fixed and rerouted water lines for ice maker. The faucet outside on the east side snapped and this faucet has been repaired. AC in pool room may need to be replaced sometime in the future. Need to discuss the repair or replacement of floor tiles. One scenario is to remove all tiles and glue, polish and cover with epoxy – cost \$20,000. Another scenario is to possibly do ourselves, epoxy costs about \$35/5 gallons. Another scenario is to replace old tiles as needed. And finally, have donations to cover costs of the \$20,000. Nothing was decided at this time.

Kay Falk, activities director, reported upcoming events as:

- 1) Fellowship – Palmera Park Corp is on Facebook. Contact Jim Swartz, administrator, to be added to group
- 2) Pot Luck – Thursday nights at 5:30 p.m once a month (first time will be to welcome newcomers-January 11th)
- 3) Entertainment Program – Hot Dog/Chili/Frito/Dessert with Rusty Rieson cost \$11.00 to be held January 25th. Kay welcomes ideas for future entertainments.
- 4) BINGO – Wednesday nights at 7 p.m. Carl and Esta Thomson in charge.
- 5) Ladies Group – meets 1st Monday each month. 2nd ~~Monday~~ each month is a luncheon. Have a quilt for raffle. Darlene Mawhinney has raffle tickets for sale (\$1.00 each or 6 for \$5.00). Any more things to donate for raffle please let Darlene know.
- 6) Gabfest is every Friday at 7:30 a.m. Sign up sheet on bulletin board to see who is in charge.
- 7) Ice Cream on the 1st Sunday at 3:00 p.m. Bring your own bowl. Sign up sheet on bulletin board to see who is in charge.
- 8) Pancakes and Sausage Gravy w/Biscuits – Every Wednesday at 7:30 a.m. Sign up sheet on bulletin board to sign up to work.

New Business:

- 1) Valentines Dinners – planning committee meeting at 9:00 a.m. January 14th.
- 2) Purchasing – Jim & Cathy Starcher not here this year, need someone to volunteer to handle for now, please see the board.

- 3) Assessment fees/allow for payment (due January 1st) – Motion to discuss by Wally Peterson and seconded by Jim Swartz. All approved. Lee West mentioned the Good Samaritan Clause since some residents didn't know about it. A Good Samaritan Clause is in our covenants which allows the board to decide if resident meets qualifications and pays the dues. Motion to not accept payments -the \$100 is due on January 1st of each year-made by Leonard Lentz and seconded by Kay Falk. All approved.
- 4) Management Company – Board isn't suggesting, just looking at it.
- 5) Mask Mandates – County has not mandates at this time. It is suggested that masks be worn in close quarters. Sign will be posted on door of hall if mandated.
- 6) Tax Exemption – Got back after no filing an E-postcard with IRS for 3 years. If lose again, will never get back. This tax exemption keeps up from filing taxes each year.
- 7) Caregiver/Vote – To keep in compliance with HOPA the definition of a Caregiver needs to be someone who lives with resident 24/7 and provides all needs. See ballot. Discussion was held for quite a while. Vote was taken by attendees. None attendees will be mailed the ballot on January 11th with the return of ballot on January 25th. Results of this vote will be determined at that time. Motion to end discussion by Sam Masten and seconded by several.

Meeting was adjourned at 8:29 p.m.

Immediately after the meeting new board members met to select positions. A motion to accept the current board positions remain as is by Don Starcher and seconded by Janice Lutz. All approved. New Board positions are: Susan Stauch, President; Bob Hobson, Vice President; Barb Brown, Secretary; Janice Lutz, Treasurer; Don Starcher and David Luadzers, Building and Grounds. Next board meeting will be on February 7th at 6:00 p.m.

Adjourned at 8:50 p.m.

Respectfully submitted,

Barb Brown
Secretary

PALMERA PARK CORP
Minutes
February 7, 2022

Meeting was called to order by President Susan Stauch at 5:59 p.m. with Bob Hobson, Janice Lutz, Barb Brown, Don Starcher with Susan Stauch virtual and David Luadzers absent. Following guests were present: Jane Haines, Marjorie Starcher and Bob Lutz.

President Stauch gave the prayer and the group recited the pledge of allegiance.

Minutes of the January 4th meeting were read by Barb Brown. Motion to accept minutes as read by Janice Lutz and seconded by Don Starcher. All approved.

Janice Lutz, treasurer, reported an ending balance as of January 31, 2022, of \$35,106.47 and an ending balance of the Money Market of \$12,260.14. Motion to accept treasurer's report by Bob Hobson and seconded by Don Starcher. All approved. Janice also reported she has \$1,420 to transfer from main account to money market.

Don Starcher, building and grounds, reported the following:

- 1) Trees around club house trimmed
- 2) Roof repaired for leak and was over seen by David Luadzers
- 3) Kitchen sink drain repaired
- 4) Found mouse droppings and damage, set traps and mouse deterrents, no sign of any more mice
- 5) Storage room light out and was replaced by Larry Allen
- 6) No news on shuffleboard but continuing to look into

Assessment report by Bob Hobson states 5 not paid. Sent out final notice letters on Monday. Of the five one is supposedly in the mail. The remaining four are currently in the park and 2 outside of park.

Old Business:

- 1) Caregiver vote – passed (84 votes received - 61 yes, (7 no & 16 no response = 23 no) 107 residents notified. Vote passed. Will be mailing results to residents.

New Business:

- 1) Charles Long refusing to pay assessment. Gave him copies of the bylaws and covenants plus a copy of his ballot voting yes to pay assessments. No further response from him to date.
- 2) Occupany Verification reported by Barb Brown of 94% occupancy as of January 31, 2022. This lists 2 spouses, 1 legal guardian and 2 daughters/caregivers.
- 3) Don Starcher presented concern regarding removing the 3 year rule for Section 2, paragraph 9. Discussion was held suggesting some additional guidelines need to be placed and this change would need to be voted on by the residents with a 2/3 majority either at the annual meeting or a special meeting would have to be called. Don Starcher will work on righting this change for further discussion.
- 4) Counting "None response votes" to be counted as a NO vote was also presented by Don Starcher for discussion. As this stands now, it is a Texas law.
- 5) Janice Lutz said the building and maintenance people prefer not to use the Debit card. Will pay bills themselves and will be reimbursed. Will, however, use when needed for possible large expenses.

President Stauch adjourned the meeting at 7:15 p.m. The next board meeting will be Monday, March 7, 2022 at 6:00 p.m.

Respectfully submitted,
Barb Brown, Secy

PALMERA PARK CORP
Minutes
March 14, 2022

President Susan Stauch called the meeting to order at 6:00 p.m. Present was Bob Hobson, Don Starcher, David Laudzers, Janice Lutz, and Barb Brown. Susan Stauch was virtual. Guests were Bob Lutz and Carl Thomson.

President Stauch gave the prayer and the Pledge of Allegiance was recited by all present.

Minutes of the February 7th meeting were read by secretary, Barb Brown. Motion to accept minutes as read by Bob Hobson and seconded by Don Starcher. All approved.

Treasurer, Janice Lutz, reported the ending balance as of March 7, 2022, of \$34,585.21 and an ending balance of the Money Market of \$13,930.64. Motion to accept treasurer's report by Don Starcher and seconded by Bob Hobson. All approved.

Bob Hobson reported on the assessment report with only 2 unpaid owners who are Espinoza and Nunez. They have been notified.

Old Business: Don Starcher is continuing to investigate the removal of the 3 year rule for Section 2, paragraph 9. At this time it will be tabled and probable vote at the annual meeting in January, 2023.

New Business:

- 1) Ten (10) chairs per year are to be purchased. Due to the increased inflation it was suggested to purchase these chairs at this time instead of October, 2022. All agreed.
- 2) Shuffleboard and hall floor are work in progress.
- 3) Garage sale earned \$616. Storage room was cleaned and sorted. Some items from storage room that was sold were popcorn machine, old bingo stuff, tread mill, nativity set.
- 4) Accumulated some empty totes from storage room which will be used to store items under kitchen cabinets and supply room to protect from mice and water damage for the summer.
- 5) Hall will shut down April 1st except for Gabfest. Suggest selling leftover foods to residents.
- 6) Pancake menu was discussed. Suggest posting menu w/extras and pricing.
- 7) Don Starcher asked do guests need to be with the resident. President Stauch said no as long as the event is not advertized.

Motion to adjourn meeting at 6:59 p.m. by Bob Hobson and Don Starcher. Meeting adjourned.

Next meeting will be on April 4th.

Respectfully submitted,

Barb Brown
Secretary

PALMERA PARK CORP

Minutes

April 4, 2022

Meeting was called to order at 6:01 p.m. by President Susan Stauch. Present were Bob Hobson, Barb Brown, Don Starcher and David Laudzers. Virtual were Susan Stauch and Janice Lutz. Guests were Kay Falk and Carl Thomson.

President Stauch gave the prayer and the Pledge of Allegiance was recited by all.

Minutes of the March 14th meeting were read by secretary, Barb Brown. Motion to accept minutes as read by Bob Hobson and seconded by David Laudzers. All approved.

Janice Lutz, treasurer reported an ending balance as of March 31st of \$36,546.99 and an ending balance of the Money Market of \$13,931.23. Motion to accept the treasurer's report by David Laudzers and seconded by Bob Hobson. All approved.

Assessment report by Bob Hobson says that still have 2 people not paid (Espinoza and Nunez). Espinoza's girl friend is to bring check tomorrow. If this does not transpire by Saturday the claim will turned over to the lawyer for collection. As for Nunez, we have no phone number only an address. Since Nunez just recently obtained this property, we will send letter and paperwork and will not pursue until October.

Building and Grounds by Don Starcher and David Laudzers reported the main hall tile has been removed and cleaning in process. Resealing of floor will take place Tuesday with two coats. (See contract for further details). AC is to be left on all summer at 83 degrees. Hall will be closed until September.

Shuffleboard court will be stripped by the people doing the floor for \$300. Don Starcher and David Laudzers will pursue and evaluate the cost of final painting and sealing. All approved.

New Business:

- 1) President Stauch received a bill for \$55 from attorney but could not find out what this charge was for. She will continue to investigate before turning in for payment.
- 2) President Stauch received word that our E-Postcard was denied. We have proof of payment with the IRS and will get this corrected.
- 3) Kay Falk, Activity Director, presented proposed activities for 2023 beginning in January. Board was very pleased with the proposed activities. She will give this to Barb Brock for the Park Calendar. Note: may need to locate a replacement for Barb Brock.
- 4) Stipends to Activities, Ladies Group and Pancakes were reinstated as follows: Activities-\$100, Ladies Group-\$200 and Pancakes-\$30 to be paid in September, 2022.

Motion to adjourn meeting at 7:00 p.m. by Don Starcher and seconded by Bob Hobson.

Meeting Adjourned.

Next scheduled meeting will be Monday, October 10, 2022.

Respectfully submitted,

Barb Brown
Secretary

PALMERA PARK CORP
Minutes
November 7, 2022

Meeting was called to order at 6:01 p.m. by President Stauch. Present were Bob Hobson, Don Starcher and Barb Brown. Virtual were Susan Stauch, Janice Lutz and David Laudzers. Guests were Margie Starcher, Lee West and Sharon West.

President Stauch gave the prayer and the Pledge of Allegiance was recited by all.

Minutes of the April 4th meeting was read by secretary Barb Brown. Motion to accept minutes as read by David Laudzers and seconded by Janice Lutz. All approved.

Janice Lutz, treasurer, reported an ending balance as of November 1st of \$30,746.95 and an ending balance of the Money Market of \$13,961.35. Motion to accept treasurer's report by Don Starchers and seconded by Bob Hobson. All approved.

Discussion was held regarding the responsibility of accurate accounting of monies. Paperwork needs to be completed and people taking the money need to be accountable. Need to let people know this procedure.

Since the air conditioning was left on this summer, it was requested to compare the electric bills for the summers of 2021 and 2022 and report at the December 4th meeting.

Building and Grounds, David Laudzers and Don Starcher, reported:

- 1) AC went out and was repaired.
- 2) Hall floor stripped and done last year. Lots of dust and dirt left. No one to clean so hired Dave's Janitorial Service to handle.
- 3) Water leak in spicket by storage shed and has been repaired.
- 4) All is back in hall by a group and tables and chairs cleaned.
- 5) Shuffleboard has been stripped when floor was done. To date nothing else has been done. Cost to redo shuffleboard very expensive. Thought about just painting and maybe doing cornhole or redoing shuffleboard. This is on hold for now.
- 6) Janitorial Work – a written schedule for cleaning the hall has been prepared. Will ask Mickey Garza if she wants to continue, if not, will get bids from Dave's Janitorial Service and other services.
- 7) Missing supplies from the Hall such as coffee, paper towels, paper cups, trays, etc. Don Starcher is pursuing a lock up in the storage room and also a possible cart for the printer to eliminate outside the park persons from using.

Assessment report by Bob Hobson reports 100% paid. All assessment fees (\$100) due January 1st. No partial payments will be accepted. All assessment bills will be mailed. All in agreement.

Old Business:

- 1) Three year limit on recreational vehicles in Unit 2. Is in covenants and will need 2/3 majority of all property owners to change. Need to write up proposal and prepare to present at Annual Meeting in January.

- 2) Write letter to inform property owners of Items #6 of covenants regarding upkeep of property. Susan Stauch will write and send to board for approval.
- 3) Purchasing chairs – motion by Janice Lutz and seconded by Bob Hobson to purchase 12 chairs. All approved. This completes the purchasing of chairs. Motion to sell or donate old chairs made by Don Starcher and seconded by Bob Hobson. All approved.

New Business:

- 1) Pancakes need a chairperson to purchase supplies and set up sign up sheets. Bob and Janice Lutz will chair until further notice.
- 2) Who will handle writing up the Hall calendar? Barb Brock is currently. Susan will contact her to confirm if she will continue.
- 3) Election of Officers for 2023 – Janice Lutz, Barb Brown can run again. Susan Stauch is out and will need some nominations.
- 4) E-Postcard – still working on getting approval. Our fee has been paid.

Meeting was adjourned at 7:57 p.m.

Next meeting will be Monday, December 4th.

Respectfully submitted,

Barb Brown
Secretary

NOTE: Assessment/Clean-up letters mailed to all property owners on November 28th.

PALMERA PARK CORP
Minutes
December 5, 2022

Meeting was called to order by President Susan Stauch at 5:58 p.m. Present were Bob Hobson, Don Starcher, Janice Lutz and Barb Brown. Virtual was Susan Stauch. David Laudzers was absent. Guests were Louise Athon, Margie Starcher, Bob Lutz, Jane Haines, Mary Holycross and Bill Patrick. President Stauch gave the prayer and the Pledge of Allegiance was recited by all.

Minutes of the November 7th meeting were read by Secretary Barb Brown. Motion to accept minutes as read by Don Starcher and seconded by Bob Hobson. All approved.

Janice Lutz, treasurer, reported an ending balanced as of December 1st of \$30,639.57 and an ending money market balance of \$13,971.39. Motion to accept treasurer's report by Barb Brown and seconded by Bob Hobson. All approved.

Janice Lutz asked to pay Cameron County Taxes and was told to do so.

A comparison of electric bills for the years of 2021 and 2022 were presented in regards to the air conditioning use during the summer months of June, July and August. Comparison showed that 2021 usage was \$148.74/\$153.47/\$169.69 and for 2022 usage was \$128.39/\$116.46/\$105.09.

Mickey Garza will continue cleaning the hall at a cost of \$225 per month.

Barb Brock will continue doing the hall calendar as long as she is living here.

E-postcards still a work in progress even though our fee has been paid.

Don Starcher, building and grounds, reported:

- 1) Light on southeast corner of hall is out and has purchased a motion detecting/solar light. Eddie Salazar is to install it
- 2) Lock in storeroom is in the progress and should have something after first of the year
- 3) Leak outside faucet has been repaired again and should be ok this time
- 4) Chairs – two requesting keeping a couple of the old chair. Board had already decided to sell or donate all of these chairs and will not be keeping any of them.

Bob Hobson reported assessment fees were mailed to all property owners of November 28th. To date 14 have paid. No response from clean up letter.

Discussion regarding removing Paragraph #9 of the covenants regarding travel trailers, motorhomes and RV's and removing portion of Paragraph #3 referring to Paragraph #9. Motion made by Don Starcher and seconded by Janice Lutz to present this to the property owners at the January 10th annual meeting for discussion and vote. Any property owners not present will be mailed on January 11th and will have until midnight on February 10th to respond.

Election of board members for 2023 will include Janice Lutz, Barb Brown and Bill Patrick.

Clean up letter was mailed to all property owners on November 28th. Board will wait until January 18th for clean up to begin. If no clean up is noticed being done, an individual letter will be mailed.

President Stauch asked the board members to think of items to be presented at the annual meeting and have for the January 2nd board meeting.

Meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Barb Brown, Secretary

PALMERA PARK CORP
Executive Meeting
3:30 p.m.

2022

An executive meeting was called on December 8th at 3:30 p.m. to discuss extra payment for cleaning of hall. Present were Bob Hobson, Barb Brown, Janice Lutz and Don Starcher. Virtually were Susan Stauch and David Laudzers.

Discussion was regarding paying Mickey Garza an extra \$54 for clean the hall after Thanksgiving dinner. Apparently someone decided it wasn't clean enough and ordered that \$54 from the Thanksgiving dinner revenue be paid to Ms Garza. Ms Garza is already paid \$225 a month the clean the hall twice a week. Further discussion was held regarding the scheduled cleaning list. After discussion David Laudzers made a motion to accept the cleaning list and was seconded by Bob Hobson. All approved.

It was discussed that the designated days for cleaning will be Wednesday and Friday and that these days will be flexible if needed. Motion to accept these days by David Laudzers and seconded by Bob Hobson. All approved.

Ms Garza was called to the meeting and was given the December calendar to help her know when special events were held and the cleaning schedule. Don Starcher refused to be the contact for Ms Garza so Janice Lutz agreed to be the contact in the event of a cleaning change.

Meeting was adjourned at 4:22 p.m.

Respectfully submitted,

Barb Brown
Secretary