

Palmera Park Corp.

1205 N Palmera Drive, P.O. Box 749, La Feria, Texas 78559

Minutes of Annual Property Owners Meeting

January 13, 2025

Minutes of the Annual Property Owners meeting of the Palmera Park Corp. in La Feria, Texas, held at the Palmera Park Clubhouse, in La Feria, Texas, at 7:00 PM on January 13, 2025.

CALL TO ORDER

President Em Williams called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT

Em Williams, President

Bill Patrick, Vice President

Helen Fenimore, Secretary

Janice Lutz, Treasurer

Arnold Lance, Building & Grounds

Clay Stokes, Building & Grounds

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Following review of the previous meeting's minutes of January 8, 2025, spelling of names were corrected. Janice Lutz moved to approve the minutes. Bill Patrick seconded. The corrected meeting minutes of January 8, 2024, were approved.

2024 FINANCIAL REPORT

Janice Lutz, Treasurer, gave the 2024 financial report as follows:

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|--|--------------------|
| • 1-1-2024 Beginning Operating Balance: | \$31,807.75 |
| • 2024 Credits Operating: | \$23,387.25 |
| • 2024 Debits Operating: | \$32,321.05 |
| • 12-31-24 Ending Operating Balance: | \$22,873.95 |
| • 1-1-24 Beginning Reserve Money Market: | \$18,803.95 |
| • 2024 Credits Reserve Money Market: | \$ 5,988.12 |
| • 12-31-24 Ending Reserve Money Market: | \$19,690.61 |

| | |
|--------------------------------------|--------------------|
| TOTAL ENDING BALANCE 12-31-24 | \$42,564.56 |
|--------------------------------------|--------------------|

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OLD BUSINESS

1. **Major Advances:** President Em Williams reviewed major advances made in the past year:
 - Our clubhouse has received a fresh paint job.
 - The clubhouse floor has been refurbished.
 - Our broken refrigerator and freezer have been replaced.
 - A new ping pong table, donated by Em Williams, was added to our pool room.
 - Memorial brick patio (now under construction).
 - Misfunctioning locks on the hall have been replaced.
 - New “numbered” keys for have been purchased for homeowners.
 - Trees have been topped and trimmed from powerlines.
 - We have a new sign system to announce upcoming events
2. **Constitution & Bylaws Committee:** Helen Fenimore, Chairman, discussed constitution and bylaw changes needed to include Texas Law mandates. President Williams tabled the discussion. She will have suggestions for the February board meeting.
3. **Membership Committee:** There are several members with outstanding dues. Overdue notices will be sent out.
4. **Occupancy:** Report will be ready by February Board meeting.

NEW BUSINESS

1. **Keeping Current:** A newsletter will be created to keep homeowners informed of important updates.
2. **Board Responsibilities:** The board revamped a job description for board members to eliminate any confusion about the responsibilities of each board member. Many significant tasks need to be done throughout the year, and the job description clarifies when a board member would be responsible.
3. **IRS Filings:** The Constitution and Bylaws committee has worked with IRS to determine our responsibilities for continuing our nonprofit and HOPA “over 55” status. \$600. fee has been sent to IRS, along with the filings for 2007 through 2023 as per their instructions. IRS has also stated we must have a permanent PPC phone number (not a homeowner’s phone number) and a PPC website issued as per IRS regulations. We had previously used a homeowner’s phone line and a homeowners created and controlled website, which is not acceptable should that member move or ever pass. The board is addressing those issues.

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4. **Event Itinerary:** The Constitution and Bylaws committee is also creating an annual itinerary of important events, such as tax filings, protests, HOPA reports, etc. so nothing slips through the cracks in the future. One problem we had with the property taxes was that the protest period falls in May when we had no board members present. We now have 3 permanent residents on our board, which is excellent.
5. **Board Adjustments:** As Barbara Brown, Secretary, has resigned, we have had to adjust board positions. Clay Stokes has accepted the position of Building & Grounds until the 2025 elections, allowing Helen Fenimore to replace Barbara Brown as Secretary until 2026.
6. **Tax Reassessment:** After researching Texas tax law, Helen Fenimore discovered a "Double Taxation" clause that applied to our Palmera Park Corp. property taxes. After protesting the taxes with the Cameron County Appraisal District, the 2024 tax amount due has been reduced to \$542.71 from \$1915.08 in 2023. We need to make sure the taxes show this credit in the future. If not, we need to protest again.
7. **Rules and Regulations:** Regarding the availability of the hall to be reserved for private events for the homeowners, new rules were created in 2024. Currently the hall is available for reservation by homeowners for private events at no charge, so long as it doesn't conflict with other scheduled events. To reserve a date simply contact a board member to check availability. Rules are posted on the hall bulletin board. Homeowners must sign a liability agreement taking personal responsibility for cleanup, damage and behavior of their guests. Unfortunately, due to some issues, the board is considering a non-refundable fee of \$50. to provide security, but this has not been enacted yet. If it does, homeowners will be notified through the newsletter.
8. **2025 Board Elections:** Our nomination committee assembled 3 applicants for the upcoming board elections. The board consists of 6 members elected for 2-year terms, with a maximum of 2 consecutive terms (or 4 years) before being eligible again. Currently serving for another year are Bill Patrick as Vice-President, Helen Fenimore as Secretary, and Arnold Lance as Building and Grounds. Clay Stokes, Building and Grounds, will not serve again as his wife, Brenda Stokes is running for Board Treasurer. Other nominees are Em Williams (outgoing President), Beverly Willburn, and write-in candidate Francis Petska. Don Starcher was nominated by Wally Peterson. Don Starcher declined.

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9. **Texas Law 614:** President Em Williams reviewed the new Texas law that went into effect on 1-1-24. Votes were taken on fine amounts, and the following amounts were approved by the homeowners:

CUREABLE

- Age Restriction Violation: Up to 100% of weekly rental income valuation for that property
- Article 9 Violation: Up to 100% of weekly storage costs for such vehicle.
- Nuisance Violations: \$ 50.00 each occurrence
- Landscape Violations: \$ 50.00 each week not resolved
- Maintenance Violations: \$100.00 each month not resolved
- Past Dues Violations: \$ 20.00 Month while unpaid (after January 31)
- Correspondence Violation: \$ 25.00 Month (Any violation that requires more than 2 letters to resolve separate \$25. Fine)

UNCUREABLE

- Blatant Violations: \$200.00 to \$1,000.00 per occurrence or per month until cured. (Board determines specific fine based on offense. This is for major violations only.)
- Fine is in addition to costs to repair for any damage to common areas.

2025 Election Results: Final results of election produced the following votes:

Brenda Stokes (31), Francis Petska (25), Em Williams (18), Beverly Willburn(17).

The meeting was adjourned by President, Em Williams, without motion and with no 2025 budget reported.

NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on Monday, January 12, 2026

The Board adjourned to meet in executive session at 9:00 PM

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-----CLOSED BOARD SESSION SUMMARY-----

The Board held an informal Closed Board Session immediately following the January 13, 2025, Annual Homeowners Meeting. During the meeting, the following actions and discussions took place:

Brenda Stokes was placed as Treasurer.

Francis Petska placed as President.

Em Williams placed as Building and Grounds.

2025 Board for Palmera Park Corp. will be:

- Francis Petska, President
- Bill Patrick, Vice President
- Brenda Stokes, Treasurer
- Helen Fenimore, Secretary
- Em Williams, Building & Grounds
- Arnold Lance, Building & Grounds.

The executive session adjourned at 9:10 PM



Helen Fenimore, Secretary

January 13, 2025