

PALMERA HEIGHTS CORPORATION
BOARD MEETING
AGENDA
January 7, 2013

Meeting Called to Order:

Members Present:

Minutes of December 3, 2012:

Treasurer's Report:

Reports:

Building & Grounds

Activities

Membership

Old Business:

55 & Over Issue

New Business:

Gene Peak request to address board

Occupancy Report for January 31, 2013

Nominating Committee

Constitution & By Laws Committee

Annual Inspection Report

February Annual Meeting

Next Meeting February 4, 2013

Adjourn

Feb meeting
11th

Bobbi, Bonnie, Jan/Karen Geo Hansen
Auditing Comm. Hox - John Amy HV
Jini Lake
Orville Hox

12

PALMERA HEIGHTS CORPORATION
MINUTES
JANUARY 7, 2013

Meeting was called to order by President Richard Smith followed by a prayer.

Members in attendance were Richard Smith, Jim Starcher, Bobbie Heimbach, Barb Brown, Ron Clardy, Margie Starcher and guest Gene Peak.

Minutes of December 3rd meeting were read and approved by Bobbie Heimbach and seconded by Jim Starcher.

Bobbie Heimbach, Treasurer, reported a balance of \$14,237.58 and the contingency fund of \$7,374.40 remained the same. A motion to accept the treasurer's report was made by Barb Brown and seconded by Jim Starcher.

Ron Clardy, Building and Grounds, reported fire extinguisher taken care of and the building has been sprayed for bugs. Tree trimming will be handled when Ed Barth arrives. Kitchen inspection was done and passed. Charge was \$150. Oxygen unit is empty and Jan Kuran is going to pursue getting it filled.

Margie Starcher, Activities, reported Joan Peak was doing a great job with the calendar. Activity for January 22nd will be Cleo and Evry at 40's and up music show. Cost is \$150/hour. Kay Blair, Sharon West, Jim Starcher and Ester Kalebaugh are selling tickets. February calendar is coming together. Shrimp dinner possibly in February. MASA is for residents on January 17th and a Sky Med meeting on January 24th. Richard Smith will let everyone know. Also, planning on a Johnny Cash impersonator for March 8th at 7 p.m. This event will be open to members first then out of the park people next.

Jim Starcher, Membership, reported going well, lot of new associats. To date there are 103 members and 16 associate members.

Old Business:

55 & Over issue has been checked regarding residents at 612 Anaqua. Richard Smith contact the resident at her home and was informed they were 58 but no paperwork was given. Mr. Smith stopped by residents business to ask about paperwork and was asked not to bother at work. Later Police arrive at Mr. Smith's residence with this resident saying they were being harassed. Police confirmed residents age and resident agreed to complete paperwork. Mr. Smith has told Jim Starcher to get paperwork to resident whenever he can catch them.

New Business:

Gene Peak requested to address the board with the following concerns:

- 1) It appears that Joan Johnson is babysitting in her home which could interfere with the 30 days per year which is part of the covenant.
- 2) Matias Montemayor has kids living in his residence which also interferes with the 55+ covenant.
- 3) Suggests we contact an attorney to address these issues.

Suggested we give a copy of the covenant to Joan Johnson. Mr. Smith says children are not staying over night or everyday.

Montemayor has had children in his residence before. Suggest a registered letter be sent to him regarding the violation of the covenant.

Occupancy report due January 31, 2013. Jim Starcher was asked to assist the secretary with this task.

Following members (Janice Hess, Ed Barth, John Myler & George Hansen) will be contacted by Richard Smith to serve on the nominating committee. We will need 3 people for 2 year positions and 1 person for 1 year position for the ballot in February meeting.

Also, the following members (John Myler, Jim Lake, & Orville Kuran) will be contacted to serve on the auditing committee.

Mr. Smith requested a thank you note be sent to Cora Warfield at 123 Canterbury, Harlingen, TX , for donating cd's, video tapes and yarn for the ladies club.

Next meeting will be February 4th at 6:00 p.m.

Bobbie Heimbach motioned to adjourn and Jim Starcher seconded.

Respectfully submitted,

Palmera Heights Corporation
Special Meeting
February 1, 2014

A special meeting of the Palmera Heights Board was held on Friday, February 1, 2014 at 8:30 a.m. The meeting was called to order by President Richard Smith. Members present were Richard Smith, Don Starcher, Gene Peak, Ron Clardy, Cathy Starcher and Barb Brown.

The meeting was called to buy ceiling tile for the hall before February 3rd due to a 3% increase of cost if purchased on or after the 3rd. The current cost is \$1068. After February 3rd is is \$1129. Savings amounts to \$61.

The tile is a 5/8" accoustical tile to cover a 60' x 40' area which is 25 cases or 300 tiles. This covers all areas of the hall except the pool table area. Discussion was held regarding installation. Suggest checking into having it installed by others. Cost of a scaffolding is \$100 down and \$104.73/week. Removing the old tiles and insulation is a tremendous undertaking due to the cleanup of the old insulation. Old tiles have been requested by others for a donation to the hall. Also, grids need painting.

In regard to the lighting, there are ~~22~~¹⁵ lights in the hall. Suggest we contact a lighting expert to determine cost and efficiency of new lights. Lawrence Electric was one company to contact.

To date we have a total \$2063.76 toward ceiling tile. Additional sale of cookbooks will also go to the ceiling tile repairs.

A motion to go ahead and purchase the ceiling tiles now and get a committee to check on lighting painting and insulation prices and present to the membership by Don Starcher. Gene Peak seconded and all approved.

Motion to adjourn was made by Don Starcher and seconded by Cathy Starcher. All approved.

Respectfully submitted,



Barb Brown
Secretary

PALMVIEW HEIGHTS PARK CORPORATION

BOARD OF DIRECTORS AGENDA

February 4, 2013 - 6:00 p.m.

Call to Order - Pastor

Prayer

Members Present -

Buett - mr

Kon + Ed

Minutes - January, 2013

Treasurer's report - January, 2013

Outstanding Bills

Treasurer Annual Financial Report

Proposed Budget

Recommended dues for 2013

(Note: turn books over to Accounting Committee for Audit)

(Orville Fugate, John Myler & Jim Luke)

Membership: Jim

Building and Grounds - April 2013

Occupancy Report - April

Nominating committee - January 11, Ed Barth, John Myler & George Hansen

(Election details and details)

OLD BUSINESS:

CD Renewal:

Any Over 55 Violations

Other:

NEW BUSINESS:

Annual Meeting: Feb. 11, 2013, 7:00 pm

Next Board Meeting: March 11, 2013 - 6:00 pm.

Adjourned

*\$ 2900?
\$ 258 New Ins Po*

*10350
1150*

*57
124
114
57
828*

PALMERA HEIGHTS CORPORATION
MINUTES
February 4, 2013

Meeting was called to order by President Richard Smith followed by a prayer.

Members in attendance were Richard Smith, Jim Starcher, Bobbie Heimbach, Barb Brown, Ron Clardy and Ed Barth. Guests were Marjie Starcher and Don Starcher.

Minutes of the January 7th meeting were read. Jim Starcher made the motion to approve the minutes as read and Ron Clardy made the second. All approved the minutes as read.

Bobbi Heimbach reported an ending balance for January 31, 2013 as \$13,412.15. Motion made by Ed Barth to approve treasurers report and seconded by Ron Clardy. All approved the treasurers report. Treasurers books will be turned over to the Auditing Committee (Orville Kuran, John Myler & Jiim Luke) for audit.

An outstanding bill from State Farm for insurance on the hall was presented. It has increased from \$2900/year to \$3258/year. President Smith will pursue other companies. This bill is not due until March 14, 2013. This information will be presented to the membership at the annual meeting for final approval.

Proposed budget for 2013-14 will be presented the annual meeting on February 11th.

Jim Starcher reported there are 103 members and 17 associate members.

Barb Brown reported occupancy report is completed as of January 31, 2013. There are 105 occupied lots and 51 unoccupied lots.

The following people have been placed on ballot for 2013-14 – Don Starcher, Gene Peak, Cathy Starcher and Barb Brown by the nominating committee (Janice Hess, Ed Barth, John Myler & George Hansen).

CD will mature on February 17, 2013. Richard Smith will check on getting the best interest rate before the maturity date.

The 55 and over issues are still pending and under discussion.

Emergency meeting regarding the freezer in hall was called. Freezer went down. A repair service attempted to repair but a couple of days later it went down again. Another repair service was called and said compressor was out and would cost well over \$500 to repair. Jim Starcher checked with Home Depot, Sears, Conn and Jano for best price. Conn was the best but could not deliver right away so contacted Jano for the same price and same day delivery. The cost was \$648.42. Motion to accept Jano was made by Jim Starcher and seconded by Bobbi Heimbach. All approved the purchase.

Marjie Starcher reported on January activities and upcoming February activities. She presented a concern regarding attendance of activities sponsored by the hall but held outside the hall by non-members. ~~Nothing was decided after a lot of discussion.~~ *Anyone attending a Corp activity must be a member of the Corp or an authorized friend of the member.* *Decided*

Ron Clardy requested the chairs be placed on the tables after an activity in the hall making cleaning easier. Marjie Starcher will pass the word on to do this. Suggested a diagram be placed on bulletin board as how the tables and chairs should be placed.

The annual meeting is schedule d for Monday, February 10, 2013⁴ at 7:00 p.m.

The next board meeting will be Monday, March 4, 2013 at 6:00 p.m.

A motion was made by Ron Clardy and seconded by Bobbi Heimbach to adjourn.

Repsectully submitted,

Barb Brown

**PALMERA PARK CORPORATION
ANNUAL MEETING – AGENDA
February 11, 2013- 7:00 p.m.**

Call to Order

Prayer

Pledge of Allegiance

Minutes of February 4, 2013 *Barb Brown*

Treasurer's Report *Bobbi Heinbach*

2013/2014 Budget Proposal *Bobbi Heinbach*

Occupancy Verification Report *Barb Brown*

Insurance for Hall

Building and Grounds Report – Ron Clardy & Ed Barth

Audit Report – Orville Kuran, John Myler & Jim Luke

Nominating Committee – Janice Hess, John Myler, George Hansen & Ed Barth

-Presents Nominees Names

-President - Asks for any nominations from the floor

Secret Ballot Election – (Appoint tally committee of 3)

Tally Committee: Bonnie Cruse, Janice Hess, Pat Newport

Thank you's to outgoing officers

Announcements

Closing comments

Next Annual Meeting second Monday night in February 10, 2014

Adjourn

Board Members to meet and appoint offices following annual meeting

**PALMERA HEIGHTS CORPORATION
ANNUAL MEETING
FEBRUARY 11, 2013 – 7:00 P.M.**

Meeting was called to order by President Richard Smith.

Prayer was led by Gene Peak.

Richard Smith led the group of 69 in attendance in the Pledge of Allegiance.

Minutes of the February 13, 2012 annual meeting were read by Barb Brown, secretary. Lee West requested the word general be change to annual. Also, Lee West requested the previously stated amendments be tabled until the next year's annual meeting. Motion to approve was made by Lee West and seconded by Gene Peak. All approved.

Treasurers report was given by Bobbi Heimbach. Ending balance as of January 31, 2013 was \$13,412.15. \$1,030 will be designated to the contingency fund and will be added to the current \$7,439.45 upon the maturity date of February 17, 2013. JoAn Peak asked where in the report were the taxes shown and Bobbi Heimbach reported under Building and Grounds. Motion to accept the treasurer's report was made by Gene Peak and seconded by Bob Brown. All approved.

Budget for 2013-14 was presented by Bobbi Heimbach. Shows an increase of \$350 over 2012-13 due to higher utilities and insurance for the hall. Lee West reported a decrease in expenses from 2011-12 to 2012-13 of \$1,330. He expressed a job well done. Richard Smith also expressed a job well done.

Karen Cade expressed concern of what plans were being made to increase revenue. JoAn Peak said the ladies raffle was going on and to buy tickets. Sharon West indicated a profit of \$1000 was made by the Ground Hog Soup and Salad event. Jim Starcher indicated the Pancake Sales were down. Janice Metzger asked about how many Country Breakfasts the park had. Margie Starcher, activities director, indicated to date there have been two – one in December profiting \$20.92, one in January profiting \$60. Profit in January was due to the reason the ability to utilize leftovers from December's breakfast. Richard Smith suggested everyone be sure to pick up the monthly calendars. Motion to accept the budget for 2013-14 was made by Orville Kuran and seconded by Sharon West.

Occupancy verification report was presented by Barb Brown. Report showed 156 lots with 105 occupied by mobiles and rv's, 4 lots by hall, 12 empty lots, 25 extra lots (more than one lot owned by one owner), 9 empty mobiles, and 1 lot with a garage only leaving a balance of 105 lots. Of the 105 lots 100% are occupied by at least one person age 55 or older. Motion to accept the occupancy verification report was made by Arnold Lance and seconded by Janice Metzger. All approved.

Ed Barth of building and grounds asked if anyone thought the trees around the hall needed trimming to let the Board know. The last cost was \$200.

Ron Clardy of building and grounds requested the chairs be put up on the tables after each event. Makes it much easier to clean the floors after events. JoAn Peak asked about bingo nights and also extended a compliment to Ron for how well he had kept the hall. Thank you was made by all. Lee West made a remark as to who was putting the chairs back down. Ron said whoever puts them up.

Audit of the books was made by Orville Kuran, John Myler and Jim Luke last Thursday. All was found to be in order. Bobbie Heimbach did a fine job. Richard Smith agreed. . The membership applauded Bobbi for also doing a job very well done.

Nominating committee consisting of Janice Hess, John Myler, George Hansen, and Ed Barth presented the following nominees: Don Starcher, Gene Peak, Cathy Starcher and Barb Brown. Need to fill four positions, 3 for 2 years and 1 for 1 year. The board members leaving are Jim Starcher, Bobbi Heimbach, Ed Barth and Barb Brown. Richard Smith asked for nominations from the floor .No nominations were made. Lee West made a motion to accept the nominations as presented. All accepted.

^{Roogor}
~~Don~~ Newport made a motion that the Board appoint a membership committee consisting of the vice president and one or two other members to help with the collection of dues and obtaining information from new residents in the park. JoAn Peak seconded the motion and Jan Kuran made a third motion. All approved .

Richard Smith reminded everyone due were now acceptable for next year. Due March 1, 2013.


Next annual meeting will be Monday night February 10, 2014.

Motion to adjourn ws made by Gerald Blair and seconded by Charlie Cruze. Meeting was adjourned.

New Board met immediately after to appoint offices.

Respectfully submitted,

Barb Brown, Secretary



NOTE: 2013-14 Board

President – Richard Smith

Vice President – Don Starcher

Secretary – Barb Brown

Treasurer – Cathy Starcher

Bulding & Grounds – Ron Clardy & Gene Peak

PALMERA PARK CORPORATION

**As of
MARCH, 2013**

**BOARD OF DIRECTORS
2013-14**

President	Richard Smith	956-797-4985
Vice President	Don Starcher	913-208-1019
Secretary	Barb Brown	816-617-2886
Treasurer	Cathy Starcher	913-449-1564
Building & Grounds	Ron Clardy	618-973-6511
Building & Grounds	Gene Peak	816-914-2140

**COMMITTEES
2013-14**

Purchasing Agent	Cathy & Jim Starcher	913-449-1564
Activities	Margie Starcher Janice Lutz	913-208-1018 308-202-1019
Sunshine	Mae Smith	956-797-4985
Pancakes	Cathy & Jim Starcher	913-449-1564
Bingo	JoAn & Gene Peak	816-914-2140
Directory	Sharron West	802-373-5232
By-Laws	TBA	
Auditing	TBA	
Nominating	TBA	

PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
March 4, 2013
6:00 p.m.

Call to Order - RS

Prayer & ~~Pledge of Allegiance~~ Gene Peak - Prayer

Members Present - all + Marjorie

Treasurer's Report - Cathy \$16,192.16 Gene 1 - Don 2 - all okay

Minutes of February 4, 2013

Outstanding Bills

REPORTS:

Membership

Building & Grounds

Appoint Committees

OLD BUSINESS:

Any Over 55 Violations

Other:

NEW BUSINESS:

NEXT BOARD MEETING - April 1, 2013

MEETING ADJOURNED

PALMERA HEIGHTS CORPORATION
MINUTES
MARCH 4, 2013
6:00 P.M.

Meeting was called to order by President Richard Smith.

Prayer was given by Gene Peak.

Members present were Richard Smith, Don Starcher, Barb Brown, Cathy Starcher, Ron Clardy and Gene Peak. Guest was Margie Starcher.

Treasurers report was given by Cathy Starcher with an ending balance for February 28, 2013 in the amount of \$16,192.16. See attached report for details. Motion to accept treasurer's report was made by Gene Peak and seconded by Don Starcher. All approved.

Minutes of the February 4, 2013 meeting were read by Barb Brown. Correction was made regarding attendance of activities to state that anyone attending a corporation activity must be a member of the corporation or an outside friend of the member. Motion was made by Ron Clardy to accept the minutes and Don Starcher seconded. All approved.

Cathy Starcher presented bills for pancakes, hall, administration & ice cream expenses amounting to \$355.20 for approval to pay them. Water and electric bill for hall to be paid each month. Gene Peak & Ron Clardy asked how to handle bills they have for building and grounds. Should they turn in each month or should they get start up money amounting to \$100. It was decided to pay each month for now and to get the start up money in October.

Motion to pay was made by Cathy Starcher and seconded by Barb Brown. All approved.

Don Starcher reported on membership that we have 91 members paid and 20 associate members paid. He also requested as to how to handle Marsha Cade, Karen Cade's sister, regarding her associate dues. She has been caring for Karen since the later part of November and is aware of this expense. Board said she is 55+ years she is eligible for the 30 days free so Marsha owes for January, February, and March and Don Starcher should attempt to obtain.

Gene Peak & Ron Clardy, Building and Grounds, brought up concern about changing locks or installing security cameras due to items missing from hall. Not sure as to who but could be a former member who still has a key. Cathy Starcher said coffee, tea bags, water, etc has come up missing. Gene Peak reported to rekey locks would cost \$40 which included 2keys. The cost of additional keys would be \$1.50 per key but thinks we could get keys at a lesser amount. The cost of a security camera would be around \$39 plus the cost of a VCR. After a lot of discussion it was decided to watch the inventory closer and report at October meeting.

Also, discussion regarding replacing ceiling tiles and lights in the hall. Lights cost \$39 per light. They need to further investigate cost of these items.

Gene & Ron need to strip the floors. It was decided to close the hall on March 22 and 23 in order for them to get this project completed.

Margie Starcher, activities director reported to date a profit of \$789.69 and with the Linton Concert and Casserole Breakfast she anticipates an ending profit of \$800. She also informed the board that Janice Lutz will be the assistant activities director for next year and after her one year of training will become the activities director the next year and Margie will become assistant activities director. Following that year she will step down and a new assistant will be appointed thus making a three year turn around of directors.

The following committees were appointed for 2013-14:

Bingo – Gene & JoAn Peak

Pancake – Cathy & Jim Starcher

Purchasing Agent – Cathy Starcher

Sunshine – Mae Smith

Directory – Sharron West

Activities – Margie Starcher & Janice Lutz

Membership – Don Starcher (w/Karen Cade as back-up for the summer)

Auditing – TBA January, 2014

Nominating – TBA January, 2014

By-Laws – TBA January, 2014

OLD BUSINESS:

Deborah Ellis still has her daughter and family living in park. They have been here way over the 30 days and are under 55. Have a 10 month old child. Suggest we have them complete an occupancy form. And it is requested that a certified letter be mailed to Deborah Ellis regarding this violation and the action that will be taken.

Need to have the resident at 612 N. Anaqua complete occupancy form.

Also, Matia Montemayor is still in violation of the 55 and over covenant. A letter was written in 2011 and nothing was followed up. It is suggested we contact the lawyer and follow up.

Also, there are questions regarding the covenant. Gene Peak suggests we contact Brad Shields to meet with the board to ask the following questions:

- 1) 80%/20% covenant
- 2) Grandchildren spending the night
- 3) Caregiver w/family

Gene Peak made the motion to contact Mr. Shields to meet with us and Don Starcher seconded. All approved. Gene Peak will contact Mr. Shields regarding this meeting and will inform the board of the date.

NEW BUSINESS:

Gene Peak was contacted by Marilyn Knoll regarding a memorial for her late husband, Albert. She has \$250 to spend. Her suggestion was a map of the park ^{on the} bulletin board. Looking for any other suggestions at this time.

Received a letter from Lee & Sharron West regarding the tabled amendments at the annual February meeting (see attached letter) to be presented at the February 2014 meeting. The by-laws committee did resend these changes at the January 2013 meeting but was not presented at the February meeting.

Don Starcher said it has been requested by several members that the by-laws committee needs to make a proposal to change the amendment for offices on the board to be selected by the membership and not the board.

Don Starcher also had a request regarding family members visiting for a week or two can they stay in rental properties? Board says okay as long as one of them is 55 or older.

Barb Brown suggested a sergeant of arms be appointed to handle any misconduct at events in the hall. Problem will be getting someone to accept this position. Margie Starcher suggested we put on the calendar starting in November a Code of Conduct for Performances in the hall. In the past events have been disrupted by loud talking, excessive partying, etc.

Cathy Starcher presented a concern regarding the insurance for the hall. Appears to be a lot of items that don't apply to the hall. Richard Smith said he had talked with two different companies and was told to keep the current policy since we can't get wind storm coverage any longer. Current policy is due March 14th. It was decided that Richard Smith and Don Starcher will meet tomorrow, March 5, at 9:30 a.m. with the current agent to see if any deductions can be made to decrease this expense.

Motion by Don Starcher and seconded by Cathy Starcher to adjourn was made. All approved at 8:30 p.m.

Respectfully submitted,

Barb Brown
Secretary

Dear Residents of Palmera Heights Park,

I would like to let every resident of the park know some of the activities planned for the upcoming year. This is a preliminary list:

	Sunday, Monday and Thursday, Games
	1 st Sunday of each month, free ice cream
	Ladies Birthday Lunch
	Ladies club
	Monday, Tuesday and Thursday, exercises
	Wednesday, Pancakes and Bingo
	Friday, Doughnuts and coffee
	Shuffleboard and pool and horseshoe
	Many trips and tours
March -	Concert
	Country Breakfast
	St. Patrick's Dinner
April -	Easter dinner
October -	Country Breakfast
	Halloween Party
November	Thanksgiving Dinner
	Decorating contest
December	Country Breakfast
	Christmas Dinner
	New Year's Eve Party
January	Country Breakfast
	Activity Dinner with Entertainment
February	Ground Hog Day Soup and Salad
	Country Breakfast
	Valentine Dinner with Entertainment

Some of the activities are for Members of the corporation and their guests. We will be adding activities as we complete the details. We print a monthly calendar for all members of the corporation so they can have details for each activity. We encourage all property owners and renters to join the corporation and take advantage of these activities.

Thank you,

Palmera Heights Park

PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
APRIL 1, 2013
6:00 p.m.

Call to Order

Prayer & Pledge of Allegiance

Members Present 104 - 1

Minutes of March 4, 2013

Treasurer's Report

Outstanding Bills

REPORTS:

Membership 104 to 1

Building & Grounds

Committees & Ladies Group to give written reports and turn in funds. Plus report any recommendations for changes in charges for events.

Report any summer activities. Will hall be open and will reverse osmosis left connected?

OLD BUSINESS:

5/01 TO 10/01
CLOSED

Any over 55 violation

Other:

NEW BUSINESS:

Next board meeting to be held October 7, 2013, if quorum of 4 is available, otherwise November will be the next meeting.

Meeting adjourned.

PALMERA HEIGHTS CORPORATION
MINUTES
APRIL 1, 2013
6:00 P.M.

Meeting was called to order.

Prayer was given by Gene Peak.

Members present were Richard Smith, Barb Brown, Cathy Starcher, Gene Peak and Ron Clardy.

Treasurers Report was given by Cathy Starcher with an ending balance as of April 1, 2013 of 18,064.21. Motion to approve treasurers report was made by Barb Brown and seconded by Ron Clardy. All approved.

Minutes of the March 4, 2013 were read. No corrections. All approved the reading of the minutes.

Outstanding bills were presented by Cathy Starcher for \$346.34 for Pancakes and Supplies, \$97.40 to Ron Clardy for purchase of mop and mop bucket and \$7.06 to Barb Brown for mailing fees. Motion to pay these bills was made by Ron Clardy and seconded by Barb Brown. All approved.

Membership report was made by Gene Peak in the absence of Don Starcher stating membership of 104 and 1 associate.

Gene Peak and Ron Clardy, Building and Grounds, bought up continued concern of new locks and keys or possibly a numbered key pay for the hall. After some discussion it was decided to continue to watch the inventory and see where we stand in October.

It was decided to close the Hall on May 1st and will reopen on October 1st. The reverse osmosis will be disconnected.

It was reported that no summer activities were scheduled.

Cathy Starcher reported on the following committees:

Ladies Group - final meeting will be April 2, 2013. Anticipated profit is \$2,238.57. The Sandy Relief made \$935, Soup & Salad Luncheon made \$1030 and Quilt raffle made \$831.18.

Pancakes – 942 served. Made a profit of \$1863.04. This is down a little bit due to higher expenses and less participation. It is anticipated that expenses may increase some for next season.

Gene Peak expressed concern about Bingo. Participation is down and asked for suggestions on how to improve. Talked about changing date, maybe having a 50/50 drawing, maybe have participants provide snacks and still charge \$1.00 per person to pay for coffee and paper supplies. Richard Smith said to continue to think of ways to improve and see what happens next season.

Cathy Starcher made a request for Sharron West regarding the HUGS project to be allowed to use Palmera Parks Corporation tax exempt number to help lower some of the expenses for the project. All of the board approved this request.

In regard to the 55 and over violations, the lawyer is still working on the questions. No action is being taken at this time.

Gene Peak presented the plans for the map of the park to be placed on the outside of the hall on the north side in honor of Al Knoll. Topia Signs will be making this map. It is 4' x 6' made of aluminum white with black lettering. The cost is \$250 which Marilyn Knoll already has. It should be made and installed before May 1st. Gene Peak made the motion to proceed and was seconded by Cathy Starcher. All approved.

Next board meeting is scheduled for October 7, 2013, if a quorum of 4 is available, otherwise November 4, 2013 will be the first meeting.

Motion to adjourn was made by Gene Peak and seconded by Cathy Starcher. All approved. Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Barb Brown
Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
NOVEMBER 4, 2013
6:00 p.m.**

Call to Order

Prayer & Pledge of Allegiance

Members Present

Minutes of April 1, 2013

Treasurer's Report

Outstanding Bills

REPORTS:

Membership

Building & Grounds

OLD BUSINESS:

Any over 55 violation

Other:

NEW BUSINESS:

BJ Carter to address board

Thank you to all who helped repair hall after water damage!

Next board meeting to be held December 2, 2013.

Meeting adjourned.

PALMERA HEIGHTS CORPORATION
MINUTES
NOVEMBER 4, 2013
6:00 P.M.

Meeting was called to order by President Richard Smith.

Prayer was given by Gene Peak. President Smith says we need to get an American Flag for the pledge.

Members present were Richard Smith, Gene Peak, Don Starcher, Barb Brown and Cathy Starcher. Guests were Margie Starcher and B.J. Carter.

Minutes of the April 1, 2013, meeting were read. No corrections. Don Starcher made motion to accept as read and Gene Peak seconded. All approved.

Treasurers Report was given by Cathy Starcher with an ending balance as of November 4, 2013 of \$14,802.59. Motion to accept report by Barb Brown and seconded by Don Starcher. All approved.

Outstanding bills were presented by Cathy Starcher in the amount of \$730 which includes pancakes, trash bags and hall repairs. All members approved payment of these expenditures.

Don Starcher, membership chairman, reported only one additional associate making a total of two associates as of now.

Gene Peak reported the following on building and grounds:

- 1) Water damage to hall has been repaired to the best of our ability (Richard Smith apologized for not checking the hall as promised.)
- 2) Building has been cleaned and activities to date handled
- 3) Building has been sprayed for bugs and may need sprayed again
- 4) Floors may need some work but will handle when Ron Clardy arrives

Gene Peak gave each board member copies of the letter from Attorney Julie Ezell regarding the Montemayor issue. After a lot of discussion regarding 30 days per calendar year it was determined that a day is a 24 hour period. Four generations are supposedly residing in the Montemayor home which includes 2 small children. It was decided to get statements from B.J. Carter, Mrs. Hutchison and Alice Schultz regarding this issue. Also monitoring of this residence will continue.

Also it was reported the Mr. Santos's grandchildren were here all summer and are currently spending weekends with him and his wife. This exceeds the 30 day rule. Richard Smith will inform Mr. Santos of the violation tomorrow (Tuesday, November 5th).

Note: With these issues in the park it is really important that we increase the membership to help provide the funds needed to continue to protect the covenant of 55 and over residence.

New Business:

- 1) Needing new refrigerator for hall. Preferably 18 cubic inch with ice maker, no side by side. Board members check on prices stay within \$500 and report at December meeting,

- 2) Gene Peak asked permission to build an enclosure on southside of shed to conceal garbage cans and aluminum cans consisting of 4' high lattice which is open on the east end and closed on the west end. Materials including a block floor is \$77.85. Don Starcher made a motion to go with the project and Cathy Starcher seconded. All approved.
- 3) Permission was asked by Gene Peak to allow for a BBQ Cookoff in early January, 2014, for a fund raiser to purchase ceiling tiles and maintenance needs of the hall. This cookoff is chaired by Gene Peak and Bob Brown. Motion to give permission made by Don Starcher and seconded by Gene Peak. All approved. Further discussion and details will be presented later.
- 4) Cathy Starcher reported that nothing seems to have been lost from the hall over the summer. Continue to hold on changing locks to hall
- 5) Margie Starcher said we need to look at the confusion regarding the attendance to activities in the hall by residents who are non members. This has been a serious issue. It was suggested that this issue be presented to the membership at the February meeting.
- 6) B.J. Carter asked if a resident of the park who is a non-member of the corporation could address the board. Further discussion will be done. She also was concerned about underage people driving golf carts and bicycle riders not observing proper rules of the road. These matters need to be handled by the LaFeria Police Department. These issues are not under the jurisdiction of the Board.

The next meeting of the board will be December 2, 2013, at 6:00 p.m.

Motion to adjourn meeting by Don Starcher and Barb Brown. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Barb Brown
Secretary

PALMERA HEIGHTS PARK CORPORATION

BOARD OF DIRECTORS

AGENDA

December 2, 2013 – 6:00 p.m.

Call to Order

Prayer & Pledge

Members Present

Minutes of November 4, 2013

Treasurer's Report

Outstanding Bills

REPORTS OF COMMITTEES & GROUPS

OLD BUSINESS

Report on 55 & over violations (Montemayor & Santos)

BBQ Cookoff

1-18-2014

Enclosure for trash

Purchase of New Refrigerator

NEW BUSINESS

Appoint Nominating Committee (three members from general membership to serve and give a report at January meeting.

Appoint Constitution & By-Laws Committee (three members of general membership)

Annual Kitchen Inspection by Health Department

Garage Sale Permit for Park Wide Sale

Meeting Adjourned

Next meeting January 6, 2014.

Replace 241
Term { Richard
Ron

Ron Clardy Commit
Ed Barth MBR
Janice Hess
John Myler George Hansen

John Peck
when will it be? Jan Ronen

MINUTES

DECEMBER 2, 2013

6:00 P.M.

Meeting was called to order by President Richard Smith.

Prayer was given by Ron Clardy.

Members present were Richard Smith, Ron Clardy, Gene Peak, Barb Brown and Cathy Starcher.

Minutes of the November 4th meeting were read. Gene Peak made motion to accept as read and Ron Clardy seconded. All approved.

Treasurer's Report was given by Cathy Starcher with an ending balance as of December 2, 2013, is \$14,189.37. Motion to accept treasurer's report by Barb Brown and seconded by Gene Peak. All approved.

Outstanding bills included the purchase of a new refrigerator, pancake supplies and hall supplies for a total of \$1,056.83. Motion pay bills by Cathy Starcher and seconded by Ron Clardy. All approved.

Report on 55 and Over violations was given by Gene Peak. Further inspection of the Montemayor situation reveals definite violations. Gene Peak is contacting Attorney Julie Ezell to set up an appointment with board to hopefully settle this issue.

BBQ Cookoff has been set for January 18th. Tentatively there are 5 teams and so far one judge. Event will be open to public and all in park.

Trash enclosure is still in the process.

New refrigerator was purchased from Home Depot. Was able to use military discount and tax exempt. Has been installed and is working fine.

to obtain two more members to present the nominations at January meeting.
Board members leaving in February are Richard Smith and Ron Clardy.

Joann Peak will be asked to serve on the constitution and by-laws committee with
Ron Clardy serving also as board representative. Will need one more member.

Annual kitchen inspection by the Health Department is due. Richard Smith will
contact Health Department to set up inspection.

As for the Garage Sale Permit, Cathy Starcher will contact Jan Kuran about the
month to be selected.

A motion to adjourn was made by Gene Peak and seconded by Cathy Starcher. All
approved.

Meeting was adjourned at 6:45 p.m.

Next meeting will be January 6, 2014.

Respectfully submitted,



Barb Brown, Secretary

PALMERA HEIGHTS CORPORATION
BOARD MEETING
AGENDA
January 6, 2014

Meeting Called to Order:

Members Present:

Minutes of December 2, 2013:

Treasurer's Report:

Outstanding Bills

Reports:

Building & Grounds

Activities

Membership

Old Business:

55 & Over Issue - Montemayor

Trash Enclosure Progress

Garage Sale Permit

Annual Kitchen Inspection

BBQ Cook Off

1st Sat March JLNK

New Business:

Occupancy Report for January 31, 2014

Nominating Committee

Constitution & By Laws Committee

February Annual Meeting

2-10- 7PM

Ric Ron Barb

Ron Cleridy, Vickie Schwartz
Jo Ann Peak

Next Meeting February 3, 2014

Adjourn