

PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
January 9, 2017 - 6:00 p.m.

Call to Order - Don

Prayer & Pledge Sam

Members Present - all + Janice, Margie, Louise, John

Minutes of December 5, 2016 - Day, Sam - all

Treasurer's Report - Jane - \$20,576.82

Outstanding Bills - Day received list Bob all
4339.55 see TR

Membership - 132 + 1 16 associates
Bob Holman +4

Building and Grounds - Day & Sam - wired in another circuit on west wall
fixed men's stool - need check list needed!
Discussion on issue for cleaning of Hall

Activities Director, Janice Lutz \$ See Jan Calendar

Auction

Old Business:

attorney check on legal name of Park before proceeding with improvements
Montemayor - minors still there Palmaria Park Corp in 1983
1978 covenants written Palmaria Heights Subdivision

Stray Dogs - dog still around \$142 donation use money for cat trap Bob
Day motion to purchase Bob OK

Progress of shed clean up - not done

Health Department (need to report to Ladies meeting on January 10th at 1 pm - Margie

Memorial Donations (Windows) - approx \$1040 (660 windows) contacted donor for see
if they will reapproach to kitchen

motion
Apply for
animal permit into the written approval from HD
for complete of ~~renewal~~ ~~adjust~~ ~~to~~ ~~the~~ ~~HD~~
April 30th
Band
Bob
OK
& confer with ~~event~~

New Business:

Note: any notices, letters, etc must use the Heading (Palmera Park Corporation)

Nominating Committee Appointments

(Board Members leaving: Mitzel, Starcher, Haines)

Property Owners Meeting – January 24, 2017

Annual Membership Meeting – February 13, 2017

Next Board Meeting February ~~22nd~~ 2, 2017 6 PM

Meeting Adjourned – Bob San ok 8:00 PM

Nominating Committee
N – Bob Lutz
Uchi Swartz

Grace - 101st BD Feb 5th 1 PM
provided cake by Arnold
Feb 5 is ice cream day *okay w/ Sharon & Les* *will decline*
BD will purchase ice cream

Dues: Please pay before March 1st.

PALMERA PARK CORPORATION

MINUTES

January 9, 2017

6:00 p.m.

Meeting was called to order by President Don Starcher.

Sam Masten led the group in prayer and the pledge of allegiance.

Members present were: Don Starcher, Bob Hobson, Barb Brown, John/Jane Haines, Sam Masten, and Gary Mitzel. Also present were: Janice Lutz, Margie Starcher and Louise Athon.

Minutes of the December 5, 2016 meeting was read by Barb Brown. Motion to accept minutes as read by Gary Mitzel and seconded by Sam Masten. All approved.

Treasurer's report was given by Jane Haines with a ending balance of \$20,576.89. Also reported was the CD total as of November 20, 2016 or \$11,135.63.

Outstanding bills were presented totaling ^{548.55}~~\$4,328.55~~. See treasurer's report for details. Motion to pay the bills was made by Gary Mitzel and seconded by Bob Hobson. All approved.

Bob Hobson, membership chairman, reported 132 members and 16 associates.

Janice Lutz, activities director, reported \$563.40 received to date. More activities to come including a Rock & Roll Party on the 19th.

Gary Mitzel and Sam Masten, building and grounds, reported they wired another circuit on the west wall and repaired mens stool. Also discussed issue of cleaning of the hall, such as hiring someone to clean twice per month. The check list needs to be rewritten. Clean up of sheds have not been completed.

Old Business:

55 and over (Montemayor-minors still there) - attorney checking on legal name of Park before proceeding with legal action. Espinosa's son has been staying over night. Gary Mitzel researching the 30 day stay covenant.

Stray dog is still at large. Have \$142 left from donations for purchasing trap. Motion made by Gary Mitzel and seconded by Bob Hobson to use this money to purchase cat traps. All approved.

Margie Starcher reported on Health Department issues. Due to state and county regulations we will need to install a three compartment sink and a hand sink plus provide a Food Safety Manager to continue serving the Public. Discussion was held regarding applying for a temporary permit for no more than 3 events per year plus a letter of authorization from the City of LaFeria or applying for an annual permit for all events with no authorization letter from the City. Motion by Barb Brown to apply for an annual permit with written approval from the Health Department to continue current events and for completion of kitchen remodel by April 30, 2017, seconded by Bob Hobson. All approved.

Memorial Donations (windows) – approximately \$1040 of which \$660 suggested for windows.

Board will contact donors to see if they will reappropriate the money to kitchen needs.

NOTE: The Corporation will accept monetary donations in the loved one's name. After donations are collected the Palmera Park Corporation will meet with the family of the loved one and agree on how the donations will be used. (Policies and Procedures adopted March 7, 2016.)

New Business:

Note: Any correspondence, notices, etc. must use the heading **Palmera Park Corporation**.

Grace Days' 101st birthday party to be held on Sunday, February 5th at 1:00 p.m. This is Free Ice Cream Day and Games. Arnold and Nancy Lance will provide cake and ice cream and are aware of the events also during this day.

Nominating Committee – Bob Lutz and Vicki Swartz. No nominations yet.

Property Owners Meeting to be held at 7:00 p.m. on Tuesday, January 24, 2017. Notices will be delivered to all property owners on Thursday, January 12, 2017.

Annual Membership Meeting scheduled for Monday, February 13, 2017 at 7:00 p.m.

Membership dues: Please pay by March 1st. Shouldn't have to go door to door.

Next Board Meeting will be Thursday, February 2, 2017 at 6:00 p.m.

Motion to adjourn made by Bob Hobson and seconded by Sam Masten. All approved. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Barb Brown, Secretary

January 16, 2018

Subject: Palmera Park Corp Annual Property Owners Meeting Ballot.

(ballot was attached)

Paragraph 5 Protective Subdivision Covenants Addition

January 16, 2018

President Gary:

I want this **included** in the minutes of this meeting as I might need later.
Please send me a copy of the information that overrides our COVENANT, which you said was the Texas law.

I personally gave this to GARY January 17, 2018

Lee's comments:

Para 1: This is an addition. I read original from "State of Texas Protection Subdivision Covenants, paragraph 5" which states; NO MINOR SHALL BE PERMITTED OR PERMANENTLY OCCUPY ANY OF THE LOTS LOCATED WITHIN THIS SUBDIVISION, WHICH MEANS THAT NO MINOR MAY LIVE IN THIS SUBDIVISION FOR MORE THAN A PERIOD OF THIRTY (30) DAYS CONSECUTIVE DAYS.

Para 2: Proof of age is asked for by V.P. and if not given at time of his presentation of papers the President to request information needed, then the fourth paragraph may come into play.

Para 3 & 4: At the end of this comments from the floor, I asked for the floor. I said I agreed with this addition and said I was from Vermont, etc. I then asked President Gary to read from April 18, 2001 55 and older covenant. "AS YOU KNOW, AMENDMENTS OF OUR COVENANTS REQUIRE APPROVAL BY AT LEAST TWO-THIRDS OF THE LAND DOWNERS". Gary stated that the Texas law requires only two-thirds of those present. I said if that is so our covenant is no good. Gary said he had proof and I asked for a copy of it. He said to sit down or he would have me removed. I told GARY I was leaving as only about 50 "PEOPLE" were here and this was an illegal meeting/vote. I also told him I had seen a Lawyer and he (Gary) was not the only one in the park with money. Then Sharron and I left.

Sincerely

Lee West / Sharron West

Leland "Lee" West and Sharron West

Cc: files

My Lawyer

P/S,

Also, please send us a copy of the attendance sheet for the January 16, 2018 meeting. Thanks

Lee West

617 North Anagua St. La Feria TX 75500

PALMERA PARK CORP
PROPERTY OWNERS MEETING

January 24, 2017

7:00 p.m.

All board members were present (Don Starcher, Bob Hobson, John Haines, Barb Brown, Gary Mitzel & Sam Masten). Note: attendance was by members except for 2 or 3 non-members,

Pledge of Allegiance was recited by all present.

Sam Masten gave a prayer.

Don Starcher reported on the following:

- Attorney meeting regarding Espinosa & Montemayor)
- Health Department - complying with requests (installation of hand sink and 3 compartment sink plus Food Safety Manager certification
- Strays – dog trap purchased by donation and small traps too
- Attorney tells us that when selling property need to inform board so covenants can be given to new owner

Gary Mitzel thanked those for showing up and presented a flow chart regarding the following:

- 1) Roof repairs approximately \$9000, money was donated, short \$88 of donation, 10 years warranty. DLJ Commercial Roofing inspected the roof this summer. Request to stay off roof.
- 2) Tree trimming – cost \$500. Trimmed trees around club house as per forestry department. In 3-4 years will need to trim centers and thin out. Janice Lutz asked question regarding property owners trees in park that need trimming. Suggest mentioning to property owner or contacting the City of LaFeria.
- 3) Donations for kitchen remodel welcome.
- 4) Violations of 55 and over fees to attorney, requesting a permanent injunction. Under 55 may stay 30 days per calendar year.
- 5) Property Owner to Property Owner – Mosquito – Zika virus. Standing water bad. Only a water bottle lid is all needed to produce mosquitos. Tall grass is also bad.
- 6) U.S. Flag – Federal Law 94-344 – damaged flags need to be replaced. As per VA.gov, displaying of flag at night needs to be illuminated. For example, street light illuminates the flag. Spot lights are also ok. Gary will help anyone replace their flag and take to American Legion for proper disposal as long as it's in the next 7 days.

Gary did a great job with is pictures and is presentation. Way to go Gary!!!

BJ Carter brought up issue with stay dog. Damage to her property amounting to \$300. Says four people are feeding dog. Don Starcher said she needs to contact the police department and name the people. Barb Barbro stated she took a picture of the dog inside the fence of one of the people and turned it over to Ben (dog catcher). Stated that a fine of \$161 would be issued. BJ named the dog "ISIS".

Cookies and coffee was provided. Meeting was adjourned at 7:40 p.m.

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PALMERA PARK CORP
BOARD MEETING
AGENDA
February 2, 2017

Call to Order - DS

Prayer - Sam

Members Present - all

Minutes of January 6, 2017 - Gary/Bob

Treasurer's Report - Barb/Sam

Outstanding Bills - Gary/Sam

Treasurer Annual Financial Report ✓

Proposed Budget ✓ Gary will help John/Gene

Building & Grounds - Sam would like to use receipt book for future needs of Hall maintenance, help to put in writing NOTICE to let

Membership 17/132

Occupancy Report - Barb

Admission Director - 1059.20

~~Constitution, Covenant & By Laws Committee~~

Nominating Committee - Bob Lutz & Vicki Swartz

~~Business~~
~~Calendar~~ - 2018

→ Activities

New Business:

Garage Sale Permit - week of Jan 8 Cathy Stanton

Annual Meeting: February 13, 2017, 7:00 pm

Next Meeting March 6, 2017, 6:00 pm

Adjourn - Gary/John

Donations
for kitchen

380-200
380-200

1000
100
100
100
100
100
500
71.97
2396.97

Food Handler
sign up sheet
need to know
by Feb 24th

Roger & Nottie
JL & Pam

30 day clause
during a calendar year

9th 14 - Men Dinner
Feb 18 CB Hike Day
23 Food & Fun Fair
28 - Han & Beavers
March 4 - Home Show
11 - CB St Pat's
17 23 Food & Fun

Barb Roubic
Carol Thompson
Doy Mitzel
Kathy Allen
Jesus Barrera

Ballot
Vote for 3

PALMERA PARK CORP
MINUTES
FEBRUARY 2, 2017

Meeting was called to order by President Don Starcher.

Pledge of Allegiance was recited by all present. Sam Masten led group in a prayer.

Members present were: Don Starcher, Bob Hobson, Barb Brown, John & Jane Haines, Gary Mitzel and Sam Masten. Also present was Janice Lutz.

Minutes of the January 9, 2017 meeting was read by Barb Brown. Correction regarding the amount of outstanding bills was changed to \$548.55. Insurance bill was not paid at this time. Motion to accept minutes made by Gary Mitzel and seconded by Bob Hobson. All approved.

Treasurer's report was given by Jane Haines with an ending balance of \$22,592.73. Motion to accept treasurer's report made by Barb Brown and seconded by Sam Masten. All approved.

Outstanding bills amounting to \$1,797.57 were presented for payment. Motion to pay bills made by Gary Mitzel and Sam Masten. All approved.

Proposed budget for 2017-18 will be presented at the Annual Meeting on February 13th. Gary Mitzel, John and Jane Haines will prepare. Also the Treasurer's Annual Financial Report will also be presented on February 13th.

Sam Masten, Building and Grounds, presented a receipt book to be used for requesting future needs of the hall. Sam will present this to the membership at the Annual Meeting on February 13th.

Bob Hobson, membership chairman, reported to date 132 members and 17 associates.

Barb Brown reported the occupancy report stating 111 occupied units of 55 and older.

Janice Lutz, activities chairman reported to date a balance of \$1059.20. Upcoming events include February 14th Mens Dinner, February 18th Country Breakfast, February 23rd Food & Fun (Tacos), February 28th Ham & Bean Dinner, March 4th Garage Sale, March 7th Auction, March 9th Country Breakfast, March 17th St. Patrick's Day, March 23rd Food & Fun. Also, still looking for an Activities Chairman. Not having an activities director could pose a real problem for the Corp since funds obtained for events are essential to keeping the Hall open. Discussion will be presented at the Annual Meeting regarding this issue.

Nominating Committee, Bob Lutz and Vicki Swartz, presented the following for nomination: Kathy Allen, Jesus Barrera, Barbara Brock, Gary Mitzel and Carl Thomson. Ballots will be presented at the Annual Meeting. Roger & Dottie LeRoy and J. L. & Pam Jennings (associate members) will count and tabulate ballots.

Gary Mitzel reported on the 30 day clause and stated it reads anyone under 35 may stay in residence with a 55 or older property owner no more than 30 calendar days per year.

Note that the CD renewal is not due until 2018.

To date the kitchen donations amount to \$2,191.97.

Barb Brown stated a sign up sheet will be posted regarding anyone wishing to obtain a Food Handler Certification. Class will be offered on March 14th beginning at 10 a.m. This is a 3 hour course. Cost is \$25, \$20 for 5, \$18 for 6. Must sign up by February 24th. Cost includes test and exam. Food Safety Manager class will be March 14 & 15th, 10 to 4.

Garage Sale will be March 4th. Jim & Cathy Starcher and Janice Lutz will be chairing.

Motion to adjourn made by Gary Mitzel and John Haines. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Barb Brown
Secretary

NOTICE

**ANNUAL
MEETING**

**PALMERA PARK
CORPORATION**

**MONDAY
FEBRUARY 13, 2017**

**7:00 P.M.
RECREATIONAL HALL**

PALMERA PARK CORP
MINUTES
ANNUAL MEETING
FEBRUARY 13, 2017
7:00 P.M.

President Don Starcher called the meeting to order.

Sam Masten gave the prayer.

Pledge of Allegiance was recited by the group.

Minutes of the February 8, 2016 meeting was read by secretary Barb Brown. Motion to accept minutes as read made by Lee West and seconded by Roger Newport. All approved.

Treasurer's Report was passed out to all members to look over. Lee West questioned special fund for legal fees. Jane Haines stated these funds will be put in CD when it expires which is in 2018. Sharon West noted no funds from ladies group to date. More will come. Motion to accept treasurer's report made by Leonard Lentz and seconded by Barb Brown. All approved.

Janice Lutz, activities chairman, reported on several upcoming events for rest of February and March. To date activities revenue is \$1059.20 minus start up money of \$400 leaving a current profit of \$659.20. Also, Janice presented her letter of resignation effective April 1, 2017. We are in need of a new activity director.

Proposed budget for 2017-18 was prepared by John and Jane Haines and Gary Mitzel. Gary presented the budget showing an increase in expenditures and a decrease in receipts.

Occupancy report given by Barb Brown stating 156 total lots in which 111 are occupied of which are 55 and over.

Nominating committee (Bob Lutz & Vicki Swartz) presented the following nominees: Kathy Allen, Jesse Barrera, Barbara Brock, Gary Mitzel and Carl Thomson. President Starcher asked if there were any nominations from the floor. Leonard Lentz made motion to cease nominations and Roger Newport seconded. All approved. Ballots were issued to all present members for voting. Roger and Dottie LeRoy and J.L. and Pam Jennings counted the votes. Results were as follows: Kathy Allen-18, Jesse Barrera-5, Barbara Brock-52, Gary Mitzel-56 and Carl Thomson-53.

Don Starcher thanked the outgoing officers for their service. Also, Barb Brown stated that of the three presidents she has served under he has done an outstanding job and is to be commended for a job well done.

Audit report committee was consisted of Leonard Lentz, Shirley Snyder and Barbara Brock. Leonard Lentz reported after a lot of looking and deciphering the fine writing of Jane Haines and questioning the board, they found the books in good order.

New Business:

Sam Masten reported on a new receipt book to be used to report any repairs needed to the hall. The receipt book will be kept in the supply room. When repairs are completed it will be noted on the receipt.

Sam also stated that the air conditioning needs to be kept at 82 degrees. Do not shut off. In the event of an activity the ac should be lowered 4 to 5 hours before the event.

Gary Mitzel reported on the following:

- 1) Due to litigation over the past three months, it was brought to our attention that the legal name of the park is Palmera Park Corp. The signs at the entrance can still remain the same (Palmera Heights).

- 2) Strays – Palmera Park is in Precinct #4 of City of LaFeria. What we can do is not feed strays, not harbor strays and leave Ben (code enforcer) alone and note he wears a body camera. What the city will do is issue a citation which can be left on your door, gate or mailed. If a court appearance is ignored twice the person(s) will be arrested.

Gary let a collar and lease for anyone who wishes to catch the stray. No questions asked.

- 3) Finances – as per the budget for 2017-18 note that expenses are fixed, fund raising projects down and membership has been fixed at \$50 for many years. Concerns are health department issues, aging residents (average age is 73 years) volunteer demand, food prices increase. What do we do raise prices of events? It was motioned by Larry Allen and seconded by Bob Brown to raise Pancake, Biscuit & Gravy Breakfasts on Wednesdays to \$3.50. Vote by show of hands was taken regarding starting in November (Yes-28, No-21). It will be decided by the Board as to the date to begin this change.

Discussion regarding increasing membership dues from \$50 to \$75 beginning 2018-2019 was held. Motion to raise dues from \$50 to \$75 effective 2018-19 made by Julia Masten and seconded by Darlene MawHinne. A paper vote was taken with the following results: Yes-57, No 5. Motion approved.

As for Associate Dues, the Board will decide on an increase of \$10 to \$15.

Next Annual Meeting will be on February 12, 2018.

Motion by Kay Falk to adjourn and seconded by George Hanson. Meeting adjourned at 8:25 p.m.

Sincerely,



Barb Brown
Secretary

Special Meeting with new board to determine offices was held immediately after annual meeting. The results as follows:

President – Gary Mltzel

Vice President – Bob Hobson

Secretary – Barb Brown

Treasurer – Barb Brock

Building & Grounds – Sam Masten & Carl Thomson

PALMERA PARK CORP
MARCH, 2017

BOARD OF DIRECTORS
2017-18

President	Gary Mitzel	605-838-8312
Vice President	Bob Hobson	612-910-0316
Secretary	Barb Brown	816-617-2886
Treasurer	Barb Brock	417-331-1976
Building & Grounds	Sam Masten	660-492-7547
Building & Grounds	Carl Thomson	501-831-4383

COMMITTEES
2017-18

Purchasing Agents	Cathy & Jim Starcher	913-449-5096
Activities Director	_____	_____
Membership	Bob Hobson	612-910-0316
Sunshine	Mae Smith	956-357-8363
Pancakes	Jim & Cathy Starcher	913-449-1564
Kitchen/Ladies	President-_____	_____
	Vice President-Marilyn Knoll	913-645-3349
	Secretary-Helen Clardy	618-973-6571
	Treasurer-Darlene Mawhinney	412-849-5739
Directory	Sharron West	802-373-5232
Bingo	To Be Selected	
Auditing (2017-18)	To Be Selected	
Nominating (2017-18)	To Be Selected	
Covenants (2017-18)	To Be Selected	

PALMERA PARK CORP

Minutes

April 3, 2017

President Gary Mitzel called the meeting to order at 5:58 p.m.

Prayer was given by Sam Masten and the group recited the Pledge of Allegiance.

Board of Directors Recognition is presented to allow anyone to share recognition of each other. Gary wishes to recognize Sam Masten and Barb Brown.

Members present were Gary Mitzel, Bob Hobson, Barb Brown, Barb Brock, Sam Masten and Carl Thomson. Also present were Louise Athon, Jim Starcher, Helen Clardy and Clarice Kranz.

Minutes of the March 7, 2017, meeting were read by Barb Brown. Motion to accept minutes as read by Bob Hobson and seconded by Sam Masten. All approved.

Treasurer's report was given by Barb Brock. Ending balance for March 31, 2017 was \$26,996.56.

Barb Brock presented outstanding bills: new door knob-\$29.17, lawn care (March thru November)-\$379.50, Pancake Supplies-\$42.88, and Hall Supplies-\$207.20 for a total of \$638.75. Motion made to pay bills by Sam Masten and seconded by Bob Hobson. All approved.

Following reports were given:

Membership – Bob Hobson reported we have 126 members and 3 associates for 2017-18.

Building & Grounds – Sam Masten and Carl Thomson reported that a can crusher has been placed above the can container and request anyone leaving cans to crush at least 30 at a time. This will help a great deal.

Regarding Kitchen update: Carl is finishing the back splash. Cost versus donations is estimated at \$1400 cost and \$2150 in donations. Also, kitchen inspection will be scheduled sometime the week of April 10th.

Sam purchased a new door knob for the pool room door and is in the process of installing.

Carl is going to check on the back security light to see why it doesn't come on as intended.

Activities – Barb Brock reported for Janice Lutz. As of today, activities for 2016-17 have profited \$2,347.75.

Ladies Group – Louise Athon stated nothing to report at this time.

Pancakes – Jim Starcher reported a profit of \$2,208.60 serving 1,063.

Old Business:

Litigation update – ruling by judge on March 30, 2017 awarded a permanent injunction regarding Montemayor and a temporary injunction regarding Espinoza. Final fee from attorney coming.

Legality of 15 mph speed sign – Gary Mitzel checked with city and these speed signs are legal and can be enforced.

\$10 legal fee update – nothing to report at this time.

Food safety requirements meeting will be held in the fall to update current food handlers and any one interested in knowing about these requirements.

New Business:

Helen Fenimore reported an interest in a Dart Board. She will get with Carl Thomson and Sam Masten to present a recommendation to the board at the October or November meeting.

Sam Masten resigned from chairman of pancakes. Jim & Cathy Starcher will take this position for 2017-18.

Barb Brock reported that she did some checking regarding the electric bill for the hall and found it to be a variable. Based on the information she received from the company she suggested going to fixed. Motion to change to fixed made by Bob Hobson and seconded by Sam Masten. All approved.

Gary Mitzel suggested putting "No Soliticing" signs at the entrances to the park. Sam and Carl will work on getting it done this summer.

Summer homework for the board includes becoming familiar with the covenants, constitution and policies. Suggest working on the policies.

Next board meeting based on a quorum will be October 16th or November 6th, 2017 at 6 p.m.

Motion to adjourn meeting made by Barb Brock and seconded by Bob Hobson. All approved. Meeting adjourned at 7:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barb", written in dark ink.

Barb Brown
Secretary

NOTE: Notice was posted in hall regarding "NO WATER" effective May 1, 2017. Hot water tank shut down, no water in restrooms or kitchen. Also suggest using the backroom unless more space is needed. If need water turned on, please contact Carl Thomson.

PALMERA PARK CORP
BOARD OF DIRECTORS AGENDA
October 23, 2017 @ 6:00 PM

Call to Order - Gary 6pm

Prayer & Pledge of Allegiance - Gary & Group

Board of Directors Recognition - Gary - recognizing all of us.

Members Present - Gary, Bob, Carl, Barb & Barb

Minutes of April 3, 2017 Approval - Read Brock, Holman all approved

Treasurer's Report

Current Financial Report - Receipts 100% 708.75 = ~~228,000.00~~ 27,293.83 ending
Kitchen update cost versus donations? - 1400 spent 2150 donated remainder in general fund
Financial analysis of CPL versus previous electricity provider - Contract w/ CPL to April 2018
Legal fund amount / CD / checking account amount - Barb Brock

Outstanding Bills

~~Richard & Mae Smith \$100 for flowers + ???~~

REPORTS:

Membership - Bob 127 & 2

Building & Grounds

Kitchen inspection on April 12th - done
~~No Solicitation signs (4/13/17 LaFeria Police Dept says No to mounting on speed limit signs)~~
Pool room door lock and keys - still dealing w/ issue
South side outdoor night light - still checking

Activities - No directed

OLD BUSINESS:

Thoughts on special membership meeting next fall to discuss food safety requirements.

~~Part Board and Miniature Golf~~

Paid hall cleaning person - Sam & Carl talked

NEW BUSINESS:

Nominating Committee (Vetting)

Covenants, Constitution, and Policies Changes. Barb Brown can provide copies if needed.
work on for Jan/Feb mtg

Other Items / Comments / Questions

NEXT BOARD MEETING - November 7, 2017 @ 6 PM

MEETING ADJOURNED 8:10 pm

Bob
Barb Brock

Hold for Feb mtg
\$745.30
supplies - 1645.40 total
Carl
Floor - stripped
side tiles

2 weeks of purchase
notes to
Private membership
based on months of purchase

of property
note
/ palm bar C.V
calculated
Mar 1
to Feb 28th

Barb
Barb
allok

BOARD OF DIRECTORS AGENDA
October 23, 2017 @ 6:00 PM

Call to Order

Prayer & Pledge of Allegiance

Board of Directors Recognition

Members Present

Minutes of April 3, 2017 Approval

Treasurer's Report

Current Financial Report

Kitchen update cost versus donations?

Financial analysis of CPL versus previous electricity provider

Legal fund amount / CD / checking account amount

Outstanding Bills

Richard & Mae Smith \$100 for flowers + ???

REPORTS:

Membership

Building & Grounds

Kitchen inspection on April 12th

No Solicitation signs (4/13/17: LaFeria Police Dept says 'No' to mounting on speed limit signs)

Pool room door lock and keys

South side outdoor night light

Activities

OLD BUSINESS:

Thoughts on special membership meeting next fall to discuss food safety requirements.

Dart Board and Miniature Golf

Paid hall cleaning person

NEW BUSINESS:

Nominating Committee (Vetting)

Covenants, Constitution, and Policies Changes. Barb Brown can provide copies if needed.

Other Items / Comments / Questions

NEXT BOARD MEETING – November 6, 2017 @ 6 PM

MEETING ADJOURNED

PALMERA PARK CORP

Minutes

October 23, 2017

At 6 p.m. President Gary Mitzel called the meeting to order.

President Mitzel gave a prayer and the group recited the Pledge of Allegiance.

Recognition of all board members was recognized by President Mitzel.

Members present were Gary Mitzel, Bob Hobson, Carl Thomson, Barb Brock and Barb Brown.

Minutes of the April 3, 2017 meeting were read by Barb Brown. Barb Brock made a motion to approve minutes as read and Bob Hobson seconded. All approved.

Barb Brock, treasurer, reported:

- a) balance of \$27,293.83 as of March 31, 2017
- b) Kitchen update – received \$2150 in donations, spent \$1400, remained to general fund
- c) CPL electricity provided for hall contract until April 2018
- d) CD matures in January 2018, have received interest of \$34 each for Feb/Aug/May

Outstanding bills were presented for \$716.10 (DLJ Roofing), \$86.60 (bug spraying/Max), \$6037.39 (Attorney Phillippe), and \$36.36, \$170.45, \$22.20 (Property Tax for Hall). Motion to pay bills made by Bob Hobson and seconded by Carl Thomson. All approved.

Expenses for flowers at entrances of park must have receipts provided for reimbursement.

Bob Hobson, membership, reported 127 members and 2 associates to date.

Carl Thomson, building and grounds, reported kitchen inspection was completed on April 12th, pool room door lock still being investigated as well as the south side outdoor security light. Discussion regarding the floor and hall cleaning was tabled until further information.

Membership issue regarding property owners purchasing property after March 1st was discussed. A motion was made by Barb Brown to prorate membership based on the month property was purchased. The ^{membership} calendar year for Palmera Park Corp is March 1st thru February 28th. Motion seconded by Barb Brock. All approved.

Pancakes and Biscuits & Gravy to start Wednesday, November 1st. A special refresher class will be scheduled for volunteers in a few weeks.

Discussion and planning of agendas for the upcoming Property Owners Meeting in January and the Annual Meeting in February was held.

Next board meeting will be held on Tuesday, November 7, 2017, at 6:00 p.m. in the Pool Room of the Hall.

Motion to adjourn made by Bob Hobson and seconded by Barb Brock. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Barb Brown
Secretary

PALMERA PARK CORP
MINUTES
November 7, 2017

President Gary Mitzel called the meeting to order at 6 p.m.

Margie Starcher lead the group a prayer and the pledge of allegiance.

President Mitzel gave recognition to Barb Brock for her great job in the finances summary and also recognized Veterans Day.

Members present were Gary Mitzel, Bob Hobson, Barb Brown, Barb Brock and Carl Thomson. Also present were Margie and Don Starcher, and Janice and Bob Lutz.

Minutes of the October 23, 2017, minutes were read by Barb Brown. Motion to accept minutes as read by Barb Brock and seconded by Bob Hobson. All approved.

Barb Brock, treasurer, reported a balance as of November 7th in the amount of \$12,076.34. CD has a balance in the amount of \$11,240.03.

Outstanding bills were as follows: \$134.86 pancakes, \$282.50 hall, \$126.50 mowing. Motion by Barb Brown to pay bills, seconded by Carl Thomson. All approved.

Bob Hobson, membership, reported 128 members and 2 associates.

Margie/Don Starcher and Janice/Bob Lutz presented a plan to clean hall at a cost of \$200 which would be divided between five couples (Lutz, Starcher, Haines, Thomsen, ~~Masten~~) for five months. This cleaning would consist of cleaning approximate 5 hours per week (2 hours on Mondays-sweep floor and clean bathrooms/3 hours per week on Thursdays-sweep and mop floor. This group will not be responsible for special events. Lady who will be doing the cleaning is Mickey. Motion as made by Barb Brock to have the group cover this cost. Seconded by Bob Hobson. All approved.

Pool room door lock and keys waiting for Sam Masten report.

South side outdoor night light waiting to rewire.

Maintenance list status – form provided for 2017-18.

Review proposed covenant changes to be reviewed for January 17th meeting.

Injunction update procedures have been posted in hall.

Start looking for nominating committee and nominations.

Motion to adjourn meeting by Bob Hobson and seconded by Barb Brown. Meeting adjourned at 7:30 p.m.

Sincerely,

Barb Brown
Secretary

PALMERA PARK CORP
BOARD OF DIRECTORS AGENDA
November 7, 2017 @ 6:00 PM

Call to Order

Prayer & Pledge of Allegiance

Board of Directors Recognition

Members Present

Minutes of October 23, 2017 Approval

Treasurer's Report

Outstanding Bills

REPORTS:

Membership

Building & Grounds

- Pool room door lock and keys
- South side outdoor night light
- Maintenance List status
- Paid hall cleaning person

Activities

OLD BUSINESS:

- Thoughts on special membership meeting next fall to discuss food safety requirements.
- Review Covenants proposed changes.
- Injunction Update.

NEW BUSINESS:

- Nominating Committee (Vetting)
- Constitution / Bylaws, and Policies Changes.

Other Items / Comments / Questions

NEXT BOARD MEETING – December 4, 2017 @ 6 PM

- Annual Owners Meeting: January 16, 2018 @ 7 PM

- Annual Club Meeting: February 12, 2018 @ 7 PM

MEETING ADJOURNED

PALMERA PARK CORP
BOARD OF DIRECTORS AGENDA
December 4, 2017 @ 6:00 PM

Call to Order

Prayer & Pledge of Allegiance

Board of Directors Recognition

Members Present

Minutes of November 7, 2017 Approval

Treasurer's Report

Actual vs Proposed Budget?

Legal Fee funds in general checking account?

Outstanding Bills

REPORTS:

Membership

Building & Grounds

Pool room door lock and keys

South side outdoor night light

Maintenance List status

Activities

OLD BUSINESS:

Thoughts on special membership meeting next fall to discuss food safety requirements.

Mailing of Owners meeting invitation and ballot.

Review Constitution / Bylaws proposed changes.

NEW BUSINESS:

Nominating Committee (Vetting)

Policies Changes.

Other Items / Comments / Questions

NEXT BOARD MEETING – January 8, 2018 @ 6 PM

– Annual Owners Meeting: January 16, 2018 @ 7 PM

– Annual Club Meeting: February 12, 2018 @ 7 PM

MEETING ADJOURNED

PALMERA PARK CORP
Minutes
December 4, 2017

Meeting called to order by President Gary Mitzel.

Sam Masten lead the group in a prayer and pledge of allegiance.

President Mitzel gave recognition to Barb Brown for her handling of the kitchen.

Members present were: Gary Mitzel, Sam Masten, Carl Thomson, Barb Brock and Barb Brown.

Minutes of the November 7, 2017 meeting was read by Barb Brown. Correction was made on names of members responsible for cleaning hall fees. Masten was removed and Nancy Williams was added. Motion to accept minutes made by Sam Masten and seconded by Barb Brock. All approved.

Barb Brock, treasurer, reported a balance as of December 4, 2017 of \$18,635.00 and the CD balance of \$11,275.44. Motion to accept treasurer's report by Carl Thomson and seconded by Sam Masten. All approved.

Received bond money check in the amount of \$475 and also \$60 associate dues from Fred Frazier.

Outstanding bills presented were: \$70.85-City of LaFeria Water Bill, \$200-Darlene Mawhinney for ladies group start up money, \$16.23-Sharron West for Thanksgiving dinner for table covers, \$19.45-Barb Brown for printer ribbon, \$58.46-Barb Brock, printer cartridge. Motion to pay bills made by Sam Masten and seconded by Carl Thomson. All approved.

Due to absence of Bob Hobson, no membership report at this time.

Discussed residency verification report for February meeting. Also will be putting master documents in file cabinet for covenants, constitution and bylaws, policies and any blank forms.

Building and grounds reported:

- 1) Pool room door lock keys – will get the master key and will check all keys to pass out
- 2) Southside outdoor night light—project in the works
- 3) Maintenance status list will be reviewed each month
- 4) Reverse osmosis need to be replaced

No activities reported.

OLD BUSINESS:

- 1) Will be mailing Owners meeting invitation and ballot to residents not in attendance of January 16, 2018 meeting by December 18th. Owners currently present will have hand delivered invitations.

NEW BUSINESS:

- 1) Select nominating committee
- 2) Board review policy changes and constitution/bylaws before February Annual Meeting.

- 3) Motion made by Barb Brown to give Barb Griffith \$100 startup money for flowers to park residents in the hospital. She will provide receipts. Seconded by Sam Masten. All approved.
- 4) Carl Thomsen received work from Skymed regarding a meeting. Carl will try to schedule for a January meeting open to anyone.

Next board meeting will be January 8, 2018 at 6 p.m.

Motion to adjourn meeting made by Sam Masten and ^{seconded by} Carl Thomson. All approved. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Barb Brown
Secretary