

**BOARD OF DIRECTORS**  
**Minutes of Regular Monthly Meeting**  
**April 7, 2025**

The Regular Monthly Board Meeting of the Palmera Park Corp. was held at the Palmera Park Recreation Hall in La Feria, Texas at 6:00 PM on April 7, 2025.

## CALL TO ORDER

President Frances Petska called the Regular Board Meeting to order at 6:00 PM.

**BOARD MEMBERS PRESENT:**

Frances Petska, President; Bill Patrick, Vice President; Helen Fenimore, Secretary; Brenda Stokes, Treasurer; Arnold Lance, Building & Grounds; Em Williams, Building & Grounds; Quorum was met.

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

The March Regular Board Meeting minutes were read and approved as corrected. Arnold Lance moved to approve the minutes. Brenda seconded. Motion passed.

**TREASURER:** Brenda Stokes, Treasurer, gave the March 2025 financial report as follows:

- 3-1-2025 Beginning Checking Acct. Balance: \$25,448.29
  - 2025 Credits: \$ 2,769.65
  - 2025 Debits : \$- 6,170.81
  - **3-31-25 Ending Checking Acct. Balance: \$22,047.13**
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- 3-1-2025 Beginning Money Market Balance: \$22,054.78
  - 3-31-2025 Interest: \$ 38.39
  - Deduction for flood labor \* \$ - 200.22
  - **3-31-25 Ending Money Market Acct. Balance: \$21,893.17**

\* Flood Labor was deducted from the wrong account and will be replaced next month from the checking account.

<b>TOTAL ENDING BALANCE 3-31-25</b>	<b>\$43,940.30</b>
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## COMMITTEE REPORTS:

**BUILDING & GROUNDS:** Arnold Lance thanked everyone that helped clean the Recreation Hall after the flood. He acknowledged Esta & Carl Thompson, who used to live here, who volunteered and stayed all day helping clean. Two other people were hired to help clean. Our new freezer was damaged by flooding and is being repaired for \$500. with a 5-year warranty. Metal paneling was removed, cleaned and reinstalled. The sprayed insulation was washed, dried, and disinfected. There was no damage to the air conditioner.

**MEMBERSHIP:** Bill Patrick provided a copy of the “Past Due Courtesy Letter” that was sent to 2 members that are in arrears on their regular assessments.

## OLD BUSINESS:

**Cabinets and bathrooms** have been cleaned and disinfected with Clorox. However, they need to dry out before everything is put back. There is a drawer that needs repair, and the slides on the cabinets need to be lubricated.

**Water Dispenser issue:** Kay Falk wondered about dirt in the water dispenser as she had dirt in her cup when she used it. It was determined the water dispenser was fine, it was just a dirty cup.

**Website Contract:** Ian Bowen will be our new webmaster. We need to sign the contract and get it back to him. The website was created and donated by Helen Fenimore as [www.palmeraparkcorp.com](http://www.palmeraparkcorp.com) on the "GODADDY" domain server. As required by law, it includes our minutes, financial reports, originating documents, Governing Documents (Constitution, Covenants, Bylaws, Policies), etc.

## **NEW BUSINESS**

### **Recreation Hall:**

**Two cameras were installed** by Arnold Lance and Em Williams at the Recreation Hall, because biscuits were stolen from the hall preventing Leonard Lentz from making the biscuits and gravy for our Wednesday breakfast. Pancake mix and other items have disappeared. The cameras were installed 2 weeks ago. Arnold has cameras directed to his phone. The cameras were donated by Arnold Lance and Em Williams.

Arnold moved that the Recreation Hall be used for members and their guests only. Helen Fenimore seconded the motion. Helen Fenimore advised for every activity at the corporate Recreation Hall and Recreation Areas, the IRS states 75% of attendees must be Property Owners. Vote was taken with 4 yes votes and 2 no votes. Motion passed.

**Recreation Hall Agreement.** Arnold suggested we create an updated agreement for the use of the Recreation Hall. Frances Petska will review what we are using, and it will be changed to coincide with our new rules.

**Policies.** Lee West advised we have written Policies that should be available to Property Owners. They are being updated and will be distributed. Helen Fenimore advised she was working on putting together all the governing documents; Constitution, Bylaws, Covenants, including Policies and will be having a meeting regarding this.

### **MEETING DATES:**

This is the last Regular Board Meeting until November 2025.

Helen Fenimore requested an Informal Board of Directors Meeting to be held on Tuesday, April 8, 2025 at 1:00pm to complete information needed to finish documents.

Informal Meetings of the Board of Directors will only be held when deemed necessary. They will be held by text or telephonic communications methods as needed.

The meeting was adjourned by President, Frances Petska, at 7:45pm.

Respectfully submitted:



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Helen Fenimore, Secretary