

Board Meeting

Agenda

January 2, 2023

6:00 PM

Call to order

Open with prayer and pledge

Read minutes from last
meeting

Committee reports

- Treasurer's report

- Audit report

- Building and grounds

- Assessment fees report

Old business

- Discuss vote

- Board election ballot

- Unpaid Assessment

- fees/letter

- Gate/camera

New business

- Hall open all year

January meeting agenda

Discussion of items not on
agenda

Adjourn

PALMERA PARK CORP

Minutes

January 2, 2023

Meeting was called to order by President Susan Stauch at 6:00 p.m. Present were Bob Hobson, Don Starcher, Janice Lutz, Barb Brown and Susan Stauch. David Laudzers was virtual. Guests were Loreen Ranals, Bob Lutz, Barb Griffith, Kay Falk, Jan Kuran, Mary Holycross, Jane Haines, Margie Starcher, Jerry Wilburn and Bev Wilburn. President Stauch gave the prayer and the Pledge of Allegiance was recited by all.

Minutes of the December 3rd 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 balance as of December 31, 2022, of \$34,233.60 and an ending balance of the money market of \$15,433.12. Motion to accept the treasurer's report by Barb Brown and seconded by Bob Hobson. All approved.

Audit was done and completed by Leonard Lentz and reported all balanced to the penny.

Building and grounds reported by Don Starcher no activity but was informed that the new light on the southeast corner of hall needs adjusting, back door needs work, lock on both the front and back doors need to be checked (keys are hard to open), and stool seats in men and womens bathrooms need repair.

Bob Hobson reported on assessment fees. To date 15 have not paid with 4 currently in the park. Will announce this at the annual meeting on Monday and will issue letters after annual meeting to those not paying.

Old Business:

- 1) Discussed vote regarding Paragraph #9 about travel trailers, motorhomes and RV's. After discussion board decided to rework the issue in order to present an acceptable wording and will table for the future. Bob Hobson made a motion to notify J.L. Jennings of allowing a one year extension regarding his RV. Motion seconded by Don Starcher. All approved.
- 2) Board Election Ballot - will be presented at the annual meeting with the following up for election: Barb Brown, Janice Lutz, Bill Patrick w/3 additional nominations, if needed.
- 3) Securing Supply/Pantry in hall – board will investigate cost of purchasing a camera to protect this area and will present at the next board meeting.

New Business:

- 1) Jan Kuran reported on the oxygen tank which could not be refilled because too old and must have a doctors prescription to fill. She said since 1989 she never saw it used. After discussion about the importance of properly using, board will dispose of the old tank properly.

- 2) Kay Falk, activities director, asked the board if the entertainers could advertise their performances at Palmera Park. Board said no to advertising - too much confusion regarding meals. Kay said we only need 60 people to be okay.
- 3) Bob Hobson offered concern saying don't put checks in your mailbox since there was an incident where a check was stolen, altered and cashed.
- 4) Hall will be open all year – with 105 residents 47 residents are here all year round and are allowed to use the Hall.

Next board meeting will be Monday, February 6th at 6:00 p.m.

Meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Barb Brown, Secretary

January 8, 2023

PALMERA PARK CORP
Executive Meeting
2:00 p.m.

An executive board meeting was called on January 8th at 2:00 p.m. to discuss the receipt of a letter from some concerned residents/members of Palmera Park. Attending were Susan Stauch, Bob Hobson, Barb Brown, Janice Lutz and Don Starcher. David Laudzers was absent.

This letter was mailed to the P.O. Box on January 6, 2023. This group addressed concerns they have regarding events that had been happening in the park by an individual. After discussing these issues, Don Starcher verbally resigned from the board. Multiple board members encouraged him to reconsider his decision.

Board discussed the reading of the letter at the annual meeting and decided not to read but would inform at the annual meeting of this letter and that the concerns of these members had been addressed.

Meeting adjourned at 3:30 p.m.

Respectfully submitted,

Barb Brown
Secretary

Annual Meeting Agenda
January 9, 2023 7:00 PM

- Call to Order
- Open with Prayer and Pledge
- Read and Approve the Minutes from Last Meeting
- Committee Reports
 - Treasurer's Report - Approval needed
 - Audit
 - Building and Grounds Report
 - Floor
 - Shuffleboard - discussion as to leave as is or pay to have it fixed
 - Assessment Fees Report
 - Letter to Go Out Tomorrow
- New Board Member Vote
- Hall to be Left Open Year Round
- Adjourn

PALMERA PARK CORP
ANNUAL MEETING
January 9, 2023

President Susan Stauch called the meeting to order at 7:00 p.m. President Stauch gave a prayer and lead the group in the Pledge of Allegiance.

Kay Falk, activities director, reported on the following upcoming activities:

- 1) January 14th - Country Breakfast at 8 a.m. with cost of \$7, be sure to sign up
- 2) January 17th -Western Dinner w/entertainment with cost of \$12, be sure to sign up
- 3) February 2nd -Ground Hog Day soup and salad - \$10, be sure to sign up

Kay also said to be sure to pick up monthly calendar for other activities.

Minutes of the January 10, 2022 annual meeting were read by secretary, Barb Brown. Correction was made regarding week day of ladies luncheon from Monday to Tuesday. Motion was made by Wally Peterson to accept amended minutes and seconded by Roger Newport. All approved.

Janice Lutz, treasurer, reported the annual receipts and expenditures for 2022 with a beginning balance of \$35,716.32 and an ending balance of \$34,233.60. She also reported the Money Market (legal account) with a beginning balance of \$12,259.62 and ending with \$15,433.12. Motion to accept treasurer's report by Lee West and seconded by Barb Barbo. All approved.

Janice Lutz also reported on a proposed budget for 2023 with total anticipated income of \$17,593 and anticipated expenses of \$16,593. Motion to accept proposed budget by Wally Peterson and seconded by Mark Davis. All approved.

Leonard Lentz reported the audit was done and everything check out to the penny. Good job Janice Lutz!

David Laudzers of building and grounds reported floor is done and now safe. He and Don Starcher spent many hours regarding this floor which much of the time was spent waiting on contractors to arrive. The floor job left a lot of mess and dust so an outside crew was hired to clean the hall. Also, he reported that the trees around the hall were trimmed. As for the shuffleboard, still nothing done. Having trouble finding someone who does this. Members of the group suggested maybe forget the shuffleboard and possible do cornhole. Lenonard Lentz is donating the cornhole. Any other suggestions are welcomed.

Assessment fees by Bob Hobson reported that in 2022 there were 100% paid. As for 2023, still have 8 residents unpaid. Asking to please pay at the end of this meeting. If not, letter will be sent to these residents regarding ramifications of not paying as per the covenants.

Election of new Board members for 2023 was held with the following results: Em Williams, Barb Brown, Janice Lutz, and Bill Patrick being elected. Thank you to Pat and Terry Daily for counting the ballots.

Closing of Hall – the Hall will be open all year round since 47 of the 105 properties are here year round. These residents have the right to use the hall because they pay the same dues as everyone in the Park. Just be aware of shutting off lights, AC and cleaning up after event and use own service supplies. Suggest notifying a board member of these events and again when event is over.

Mailbox issue – just letting park residents to be aware of stolen check from the mailbox of Ralph Martinez by a solicitor stealing a check and altering the payee and amount of check and cashing this check. Note: solicitors are not welcome in the Park. If see one, suggest asking them to leave. Group talked about doing locked mailboxes but it takes 50% of residents to agree. This is only a discussion. No action is being taken.

President Stauch reported the Board received a letter from a group of concerned residents/members of the Park regarding events that had been happening. Board will not be reading this letter but wants these residents/members to be assured this have been addressed.

President Stauch brought up the issue regarding Paragraph #9 of our covenants which concerns travel trailers, motorhomes and RVs and asked for anyone wishing to help revamp this item to please sign up to serve on this committee.

The group thanked Susan Stauch for doing a wonderful job as president and will be missed. Susan is also leaving the park but sure she will keep in touch.

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Barb Brown
Secretary

Immediately after the meeting board members met to select positions. The new board positions are: President, Em Williams; Vice President, Bob Hobson; Secetary, Barb Brown; Treasurer, Janice Lutz; Building and Grounds, Bill Patrick and David Laudzers. Next board meeting will be on Monday, January 8, 2024.

Barb Brown (36)

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|||| ||| |

Janice Lutz

|||| ||| ||| ||| ||| (33)

|||| |||

Bill Patrick

(41)

|||| ||| ||| ||| |||

|||| ||| |

Em Williams

(40)

|||| ||| ||| ||| |||

|||| |||

Wally Peterson (1) - write in

1

Micky Mouse (1)

write in

Joe Blow

(1)

write in

1

Don Starobek (1) write in
1

David Lutzer (1) write in
1

Mary Holgers (1) write in
1

Jane Hanes (1) write in
1

Jim Schwartz (2) write in
11

Pat Valley
Derry Dailly

Opening - Prayer, Pledge of Allegiance & Remarks

Socrates – “The secret of change is to focus not on fighting the old, but on building the new.”

Clarifying Old Business

Audits

Committees

Activity Director/ Ladies President

Treasurer Report

Annual Meetings

Complaints

Strays/Rats

Private Events

Improving the Park

Photo's

Close

An executive meeting was called on January 26th 2023 to help new president Em Williams's orientation to pending past issues ,old business and priorities for 2023. Present where Em Williams Bob Hobson David Luadzers Janice Lutz Barbara Brown Bill Patrick. Particulars items discussed were formation of committees including a covenant committee to debate article 9, protocols for meetings, protocols and handling complaints.

PALMERA PARK CORP
Executive Meeting
2:00 p.m.

President Em Williams called an executive board meeting on Tuesday, January 26, 2023 at 2:00 p.m. at the Hall to discuss the future of Palmera Park and the upcoming board meeting. President Williams offered a prayer and the Pledge of Allegiance was recited by all.

The following statement was read from Socrates "The secret of change is to focus not on fighting the old, but on building the new."

First topic:

- 1) Clarifying Old Business
 - a) E-card (get details from former President Stauch
 - b) Accounting of money – all handlers of money need to be accountable
 - c) Security – discussed cameras or locks to supply room, table for now
 - d) Debit card – only have one
 - e) Paragraph #9 – tabled assigning a committee
 - f) Clean-up property – Williams and Laudzers will do a walk thru park to evaluate the need for a second letter to be sent to these residents
 - g) Occupancy of Hall – Laudzers will contact Fire Chief to get official compacity count of Hall
 - h) Making money for Hall – think of ways to do
- 2) Audit – need 3 people on committee as per covenants but no one willing to serve. Will pursue for future audits
- 3) Committees – Can't have a committee of one. Building and Grounds needs a committee. Ladies Group needs to be rewarded for their work. President Williams is going to contact Kathy Allen, President of Ladies Group and inform her that they can keep the monies they earn. Some board members disagreed.

President Williams will contact the Activities Director, Kay Falk and the President of the Ladies Group, Kathy Allen to report at meetings.

- 4) Treasurers Report – President Williams wants this report typed not handwritten. Also wants minutes put on Palmera Heights facebook.
- 5) Annual Meetings – President Williams wants agenda posted 3 days prior to meeting and only agenda items will be discussed.
- 6) Complaints – Will be given to the board, dated and identified. Will discuss in executive sessions and keep in files.
- 7) Strays/Rats – Up to board (city & county not doing anything). President Williams says board will purchase rat poison and distribute. Traps will be set on Hall property to catch strays.
- 8) Private Events – Board has to okay. Need to have a written documentation of event.
- 9) Improve the Park
 - a) Offer free breakfast to residents
 - b) Get more people involved
 - c) Welcome more people
 - d) Have Fund raisers
 - e) Implement a Website (Rick Carson to administer with a cost of \$16/month)
 - f) Build a gazebo in back of hall (President Williams has talked to Arnold Lance who agreed to build).
 - g) Sell commemorative bricks to place around the gazebo to make money

Also, President Williams selected the members to serve on the Constitution/Bylaws Committee to discuss Paragraph #9 and other possible concerns. President Williams said to be fair a selection of 2 persons from Unit 1 and 2 persons from Unit 2 should be done. The people selected are: Vera Webster and Arnold Lance and President Williams is asking Ron Clardy and Margie Starcher. He will chair the committee.

Meeting was adjourned at 4:25 p.m. The regular board meeting will be on February 6 at 6:00 p.m.

Respectfully submitted,

Barb Brown
Secretary

Note: On Friday at 2:00 p.m. I called President Williams and told him as regarding the Constitution/ByLaws Committee he had selected 3 people from Unit 1 and only 1 person for Unit 2. Suggested he add the two people who actually signed up to serve who are Barbara Barbo and Karen Kade. I also suggested that since Unit 2 was twice as big as Unit 1 that more representation would be good. He agreed and would contact them to see if they were still willing to serve.

MESSAGE FROM EM 1-27-2023

I talked to Vera Webster and she no longer wants to be considered for the committee and I talked to Karen Cade and she's good to go however I do have some reservations about Barbara Barbro because she had told me and others that she was going to be moving and I really don't want to have someone on the committee that will affect covenants that doesn't plan on staying here. Whether you need to amend your minutes or not is up to you.

Ok, I'll note this in the minutes

February 6, 2023 Board Meeting

Prayer, Pledge and Remarks

Read Minutes

Committee Reports-

- Activity Director
- Ladies President
- Treasurers Report
- Building & Grounds
- Membership

Old Business-

- Security Camera
- Article 9 Committee
- Audit Committee
- Clean-up Enforcement Letters
- Shuffleboard
- Authorize New Committees

New Business-

- Motions

Address from Members-

- Helen Fenimore - Covenants

PALMERA PARK CORP

Minutes

February 6, 2023

Meeting was called to order by President Em Williams at 6:00 p.m. Present were Bob Hobson, Barb Brown, Janice Lutz, Bill Patrick and David Lwadzers plus approximately 30 park residents also attended. President Williams offered a prayer and led the group in the Pledge of Allegiance.

Minutes of the January 2nd meeting were read by secretary, Barb Brown. Motion to accept minutes as read by David Lwadzers and seconded by Janice Lutz. All approved.

Committee Reports:

- 1) Activity Director, Kay Falk reported on upcoming events which are:
 - a. February 14 – Valentine Show w/desserts which is chaired by Roger Allen
 - b. February 25 – Pot Luck at 5:30 w/skits
 - c. March 4th – Rummage sale, need a chairman (presale on March 3rd)
 - d. March 9th – tentative auction
 - e. March Country Breakfast – no date
 - f. March 17th – St. Patricks, Spittin Image to perform with meal
 - g. March 23rd – Pot Luck
 - h. April 9th – Easter Dinner
 - i. April 13th – Pot Luck

Kay Falk and Janice Hess attended an event to get info for 2024 and have scheduled some possible activities for next year which are:

- a. January 9, 2024 – Mark Merchant
- b. January 15 – Helen Russell & Company
- c. February 13 – Rusty Reison (14th is Valentine's Day)
- d. February 29 CanAm Group
- e. March 16th – St. Patricks Day (doing 16th because 17th is a Sunday)

Kay asked for guidance in how many shows and dinners. She will address later. We have a Corn Hole game and possibly do maybe on Fridays.

- 2) Kathy Allen, President of Ladies Group reported the Ground Hog Day event went well. She reported the next Ladies meeting will be on February 7th at 1:00 p.m.
- 3) Treasurer's Report was presented by Janice Lutz, treasurer. The ending balance as of January 31, 2023 was \$35,544.60 and the ending balance of the money market was \$15,446.89. Motion to accept treasurer's report by Barb Brown and seconded by Bob Hobson. All approved.
- 4) David Lwadzers and Bill Patrick, Building and Grounds, reported the seat in the Ladies bathroom had been replaced, the exterior light had been adjusted, and keys are an ongoing issue and are dealing with a lock smith with suggestions to correct the problem and will present at the next board meeting.

Feb 6th 2023

- 5) Bob Hobson, Membership, reported 2 residents haven't paid and read a letter from a third resident (Charles Long) claiming threats of legal proceedings but did pay the dues. A second notice has been sent to the 2 residents. Three notices will be sent before proceeding with our attorney.

Old Business:

- 1) Security Camera – not needed at this time
- 2) Article 9 Committee – President Williams presented Arnold Lance, Ron Clardy, Karen Cade, and Margie Starcher to serve. Discussion regarding the number represented from Unit 2 needed to have more representation. Based on the original list of people who signed up to serve on the committee at the Annual Meeting, Helen Fenimore was asked and agreed to serve. Motion made by Barb Brown to accept Arnold Lance, Ron Clardy, Karen Cade, Margie Starcher and Helen Fenimore to serve on the Article 9 Committee. President Em Williams will chair. Seconded by David Luadzers. All approved.
- 3) Audit Committee – President Williams presented the following to serve as an audit committee to recertify the January, 2023 audit. After discussion all was against. Motion Failed.
- 4) Clean-up Enforcement Letter – David Lauders and President Willilams toured park and recognized the following addresses: 616 E. Palmera, 1016 N. Palmera, 1012 N. Palmera and 1104 N. Palmera. Suggest letter should include the offer of helping with clean-up. President Williams will write letter and send to board for final approval before mailing.
- 5) Shuffleboard – David Luadzers reported receiving a bid from Rio Rico Company to resurface and prep shuffle board at a total cost of \$3,031. Since this amount is above the \$2,000 limit the board can spend a motion was made by President Williams to present at a special meeting which will be held on February 20th at 6:00 p.m. The notice of this meeting will be posted in the Hall. Janice Lutz seconded and all approved.
- 6) Authorize New Committees - President Williams proposed a Fund Raising Committee composed of Kim Koppleman and Walter Peterson and motioned the acceptance of this committee. David Luadzers seconded and all approved.

First Comm
Meeting Feb 1

New Business:

- 1) 50/50 Raffle at Park Events – motion by Bob Hobson to approved and seconded David Luadzers. All approved.
- 2) Entertainment w/o meals – This will help Kay Falk plan events with advertising outside park. It was discussed the Hall needs to find out the occupancy level of the Hall before printing tickets and is pursuing this information. President Williams made the motion to accept and David Luadzers seconded. All approved.

- 3) Rats – President Williams asked board to approve the purchase of rat poison and check with property owners to place on their property. Vote was taken with 2 yes and 3 no. Further discussion resulted in board show strong concern for pets being harmed. A motion was made by David Luadzers to buy rat poison that specifically states no harm to pets. Seconded by Bill Patrick. All approved.
- 4) Free Breakfast - President Williams motioned offering a free breakfast once a month to get more people involved. Motion failed.
- 5) Website – Cost is \$16/month. Will need someone to oversee the site. Motion by President Williams to look at possible Website. Seconded by Bob Hobson. All approved.
- 6) Improving the Park Ideas
 - a) David Luadzers presented constructing a covering (awning) on back of Hall measuring 14'x78' at a cost of \$8,500 to help with outside activities. Because of the cost, this will be presented at the February 20th Special Meeting.
 - b) President Williams suggested maybe selling memorial bricks
- 7) Other concerns;
 - a) Bob Hobson brought concerns regarding Article 6 of bylaws regarding nominating committee. This was dropped.
 - b) Also, current resident (Rick Carson) is not in compliance with Article 9. President Williams said to leave it up to Article 9 committee.

Address from Members:

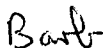
Helen Fenimore requested to ask questions to the board. These questions were presented:

- a) When did the Park lose non-profit status? Board is not sure but will check
- b) What about paying taxes? As per past President Stauch this issue has been resolved to our ability. We've paid our fees but can't get the IRS to give us the letter due to a passcode or address we don't have. This is called an E-Card. Our attorney said to not worry due to the fact we don't earn that much.
- c) Need permanent address and phone number. We have a permanent P.O. Box which a board member checks. Nothing said about phone number.

Next board meeting will be Monday, March 6th at 6 p.m.

Motion to adjourn by President Williams and seconded by Bob Hobson. All approved. Meeting adjourned at 7:40 p.m.

Respectfully submitted,



Barb Brown, Secretary

Palmera Park Corporation 2/7/2023

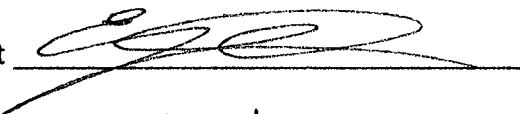
The Board pasted a motion February 6, 2023, to have the membership vote at a special meeting February 20, 2023, to authorize a payment of (\$3,031) in excess of the boards authority to spend \$2,000 on refurbishing the shuffleboard courts at the hall.

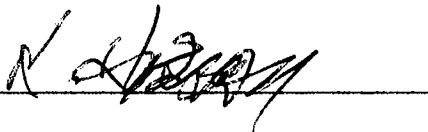
Since that time a known donor has guaranteed to pay any difference about the \$2,000 limit in order to move the refurbishment forward.

The board now authorizes the expenditure of the \$2,000 amount and will contract with Rio Rico Construction (bid attached) to proceed as soon as possible.

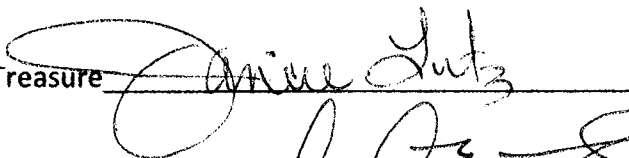
Full payment will be made at completion of the job.

Signature indicates approval:


President 

Vice President 

Secretary Banks Brown

Treasure 

Building/Ground 

Building/Ground 

PALMERA PARK CORP
Special Meeting
Minutes
February 20, 2023

President Em Williams called this special meeting (regarding an awning to the south side of hall) to come to order at 6:00 p.m. Board members present were: Bob Hobson, David Luadzers, Barb Brown and Bill Patrick. Janice Lutz was absent. Forty-two residents signed in and received ballots.

President Williams showed diagrams of two possible scenarios which were one attached awning to hall and one unattached. Discussion included:

- 1) the total cost of each scenario
 - a) one approximately \$13,000
 - b) one approximately \$21,000
- 2) will insurance increase
- 3) will taxes increase
- 4) is the installing company insured
- 5) what kind of warranty
- 6) is a permit from city required
- 7) what about wind protection
- 8) how many people will use

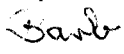
After discussion Leonard Lentz made a motion to vote. Jim Swartz seconded. Ballots were collected and the board members counted the ballots. The results were as follows:

Stand Alone	- 4
Attached	- 10
No	- 28

Awning failed.

Motion to adjourn by David Luadzers and seconded by Helen Fenimore. Meeting adjourned at approximately 7:30 p.m

Respectfully submitted,


Barb Brown, Secretary

Board Meeting March 6th 2023

Welcome,,Prayer, Pledge, Remarks

Reading of Past minutes

Committee Reports: Ladies

Activitues

Treasurer

Building& Grounds

Membership

Fundraising

Article 9

Old Business : Clean up Enforcement

Rat Bait stations

Website

New Business : Fundraising proceeds

Activity/Event signs

Address from members : Jeanne Diamond

PALMERA PARK CORP
Minutes
March 6, 2023

At 6:00 p.m. President Em Williams called the meeting to order. Present were Bob Hobson, Barb Brown, Janice Lutz, Bill Patrick and David Luadzers with approximately 30 residents in attendance. President Williams lead the group in a prayer and the Pledge of Allegiance.

President Williams opened with a few remarks to congratulate the Board for their work, the completion of the shuffleboard and horse shoe pit, thanks to all the volunteers for their help, and the upcoming craft show. Also commented on the fire in the Park and to be mindful of future happenings. He also thanked Nancy Williams for the concrete benches and Bob Hobson for another bench to be placed in the back of the Hall.

Minutes of the February 6th meeting were read by Barb Brown, secretary. Motion to accept minutes as read by Janice Lutz and seconded by Bob Hobson. All approved.

Committee Reports:

- 1) Ladies group – Kathy Allen reported that the quilt made \$548 and the rummage sale made \$1,169. She also will propose a cabinet for the ladies crafts. She said tickets were available for sale for St. Patricks Day plus a golf cart parade. Thanks to all the ladies. Janice Lutz will pay the person who placed the rummage sale ad.
Janice Lutz
- 2) Activities – Kay Falk reported 75 attended the Sweetheart event on February 14th, 40 attended the Pot Luck and Skit on February 25th, Helen Clardy chaired the rummage sale on March 4th (WhooHoo!) good job, a fellowship for Jim and Kathy Starcher on March 7th, March 17th Spittin Image to perform and a baked potato meal too, a pot luck on March 23rd and Easter on April 9th. Plan to have 2 entertainers each month next year. She asked for suggestions someone might have.
- 3) Treasurer – Janice Lutz reported an ending balance as of February 28th of \$35,459.65 and an ending balance of the money market of \$15,459.88. Motion to accept treasurer's report by Barb Brown and seconded by Bob Hobson. All approved.
- 4) Building and Grounds – Bill Patrick and David Luadzers reported that 10 rat poisons were purchased and placed in various properties, pool door was repaired due to wind by a locksmith and the shuffleboard is done and bumpers will be placed on the ends .
- 5) Membership – Bob Hobson reported all but one has paid assessment fees. This person (Santos) has been notified 3 times. Motion to give to attorney to further handle by Janice Lutz and seconded by Bill Patrick. Four approved and one declined. Motion approved. Bob Hobson and Em Williams will contact the attorney.
Make Santos

- 6) Fundraising Committee has been formed and the members are as follows: Em Williams, Kim Toppelman, Larry Rice, Walter Peterson, and Kay Falk. Also, a security team has been formed. Janice Lutz made a motion that Pancakes starting November, 2023, to change from \$3.50 to \$4.00. Motion seconded by Bill Patrick and Bob Hobson. All approved.
- 7) Article 9 – Committee is ongoing and has met 4 times and are meeting again on March 9th at 9 a.m. David Luadzers made a motion to abolish Article 9 committee. Due to a lack of a second the motion failed.

Old Business:

- 1) Clean-up Enforcement – Three residents have responded to the letter and one from 1016 N. Palmera nothing but think it's taking care of itself.
- 2) Rat Bait Stations – Each station is sealed to a concrete block w/Park name plus a log and will be checking on and will move if nothing is noticed. Plus a generous donation from a resident to buy more rat bait stations has been offered.
- 3) Website – not proceeding at all. Rick Carson and Helen Fenimore hope to work together.

New Business:

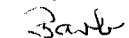
- 1) Fund raising Committee is on hold until actual committee meets.
- 2) Event signs – plan to install three metal signs at each entrance plus one in the Hall entrance to post upcoming events which will have the ability to insert the upcoming event in the metal frame. Bill Patrick will check on getting these sign frames built.
- 3) Ladies group requested a closet to be build in the back corner of the pool room to store their sewing machines and craft supplies . Motion to build one by Barb Brown and seconded by Janice Lutz. All approved.

Address from members: Jeanne Diamond read a letter regarding a family emergency about their 17 year old grandson who has a disability and has been left for Jeanne and her husband to care for. They are in the process of getting custody or guardianship of him but it takes time. They are aware of the covenants and will do what is necessary. They are asking the board to give them time to resolve this issue. Board will take under advisement and will review at April meeting.

Motion to adjourn at 7:00 p.m. by David Luadzers and seconded by Bob Hobson. All approved. Next board meeting will be Monday, April 3, 2023 at 6:00 p.m.

Addendum – After the meeting Bob Merrill and Mary Holycross are donating \$100 for the event signs.

Respectfully submitted,



Barb Brown, Secretary

PALMERA PARK CORP
Executive Meeting
March 10, 2023

President Em Williams called an executive board meeting on March 10, 2023 at 9 a.m. to discuss results of the #9 Article committee. All board was present. Signed proposal by with 4 yes and 1 no. Copy given to board members. Putting original in the safe deposit box.

Roll call by amendment:

- #1-- 4 yes/1 against (David)
- #2—4 yes/1 against (David)
- #3—4 yes/1 against (David)
- #4—4 yes/1 against (David)

All signed and will be placed in safe deposit box.

President Williams requested \$2000 be moved from General Fund to Money Market (legal fund) to cover any upcoming legal expenditures. Motion made and seconded by Janice Lutz. Four approved and one declined.

Questions to get opinion of attorney:

- 1) Existing covenants – Janice Hess to legally rent
- 2) Rick Carson to live in camper and not his mobile
- 3) Article #9
- 4) Non-payment of assessment

President Williams will call the attorney to set up appointment and two board members will attend.

Motion to adjourn by Bob Hobson and seconded by Janice Lutz & David Luadzers.

Meeting adjourned at 10:05 a.m.

Respectfully submitted,

Barb Brown
Secretary

NOTE -

Covenant Amendments must be voted on by homeowners.

THIS CHANGE WAS NOT. So change is NOT IN COVENANTS.

N. Fennimore - SECRETARY 2-5-25

An executive meeting was called on March the 10th 2023 to discuss the recommendations of the covenant committee on article 9. A discussion was held and a written vote taken to present the language to our attorney for approval. Present were Em Williams Bill Patrick Bob Hobson David Luadzers Janice Lutz Barbara Brown

Palmera Park Board Executive Meeting to discuss Article 9 Committee
Recommendation, March 10th 2023 9am.

Present: DAVID LUADZERS JANICE LUTZ BOB HOBSON BILL PATRICK
BARBARA BROWN EM WILLIAMS

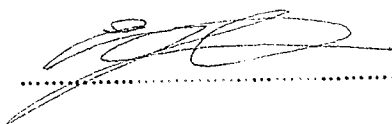
Not present:.....N/A..... N/A..... N/A.....

Amendment 1	For..... <u>4</u>	Against..... <u>1</u>	(<u>DAVID LUADZERS</u>)
Amendment 2	For..... <u>4</u>	Against..... <u>1</u>	(<u>DAVID LUADZERS</u>)
Amendment 3	For..... <u>4</u>	Against..... <u>1</u>	(<u>DAVID LUADZERS</u>)
Amendment 4	For..... <u>4</u>	Against..... <u>1</u>	(<u>DAVID LUADZERS</u>)

Recommendation as amended accepted/declined

Bob Hobson	<u>Bob Hobson</u>	Yes..... <u>X</u>	No.....
Janice Lutz	<u>Janice Lutz</u>	Yes..... <u>X</u>	No.....
Barbara Brown	<u>Barbara Brown</u>	Yes..... <u>X</u>	No.....
Bill Patrick	<u>Bill Patrick</u>	Yes..... <u>X</u>	No.....
David Luadzers	<u>David Luadzers</u>	Yes.....	No..... <u>X</u>

All board members were notified of the meeting either by text or phone and
acknowledged meeting date , time and purpose.

Em Williams President 

Seconded by: Ron Clardy

I move Article "9." of Palmera Park Corp Protective Subdivision Covenants (Adopted February 16, 1979, Amended February 8, 2022) be amended as follows:

9. Lots in PALMERA HEIGHTS SUBDIVISION (except lots 16 through 45) or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2): It is permissible for travel trailers, motorhomes and RVs, for the purpose of residency, to be located in the subdivision on a temporary basis; temporary basis being defined as no longer than a six-month duration. At the end of the six months, the motorhome, travel trailer or RV must be removed from the premises for a period of at least ninety (90) days. This may be done for a maximum of three (3) years from the date of the purchase of the lot, except when a mobile home is permanently located on the lot.

In regard to lots numbers 16 through 45, Palmera Heights Subdivision Unit One (1), there are no limitations on the period of time that travel trailers, motorhomes and RVs may be located on the same, except when a mobile home is permanently located on the lot.

When a mobile home is removed from a lot or any lot is sold or changes ownership in PALMERA HEIGHTS SUBDIVISION or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2), a mobile home is to be installed or the lot left **unoccupied**.

Lots in PALMERA HEIGHTS SUBDIVISION or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2) may not be rented to **travel trailers, motorhomes and** recreational vehicles.

No lots in PALMERA HEIGHTS SUBDIVISION or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2) may have Corporate Ownership.

Expenses incurred to enforce these covenants will be paid by the property owner.

Article 9. Committee Members:

<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No	Arnold Lance <u>Arnold Lance</u>
<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No	Helen Fenimore <u>Helen Fenimore</u>
<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No	Ron Clardy <u>Ron Clardy</u>
<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No	Karen Cade <u>Karen Cade</u>
<input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No	Marjie Starcher <u>Marjie Starcher</u>

Date: March 9, 2023

Motion made by: _____

Seconded by: _____

I move Article "9." of Palmera Park Corp Protective Subdivision Covenants (Adopted February 16, 1979, Amended February 8, 2022) be amended as follows:

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Expenses incurred to enforce these covenants will be paid by the property owner.

Article 9. Committee Members:

____ Yes or ____ No	Arnold Lance _____
____ Yes or ____ No	Helen Fenimore _____
____ Yes or ____ No	Ron Clardy _____
____ Yes or ____ No	Karen Cade _____
____ Yes or ____ No	Marjie Starcher _____

*This is not the official copy. All committee members voted yes except Marjie Starcher. (she voted NO)
This was voted on by the board in a closed meeting*

Business Meeting April 3rd 2023 Agenda

Welcome, Prayer, Pledge

Reading of last minutes

Committee Reports: Ladies

Activities

Treasurer

Building & Grounds

Membership

Fundraising

Article 9 , Review & Update

Old Business

Park Information signs

Website

E Card

New business

Enforcement letters

PALMERA PARK CORP

Minutes

April 3, 2023

President Em Williams called the meeting to order at 6:00 p.m. Present were: Bob Hobson, Janice Lutz, Barb Brown, Bill Patrick and David Luadzers with the following residents in attendance: Lois Williams, Jean Walski, Bob Brown, Bob Lutz, Jean Luadzers, Arnold Lance, Helen Fenimore, Barb Barbro, Darryl & Nancy Starcher, Mike & Louise Athon, Don & Margie Starcher, Kim & Torey Koppelman, Mike McKnight, Lee & Sharon West, Kay Falk, Barb Griffith, Erma Pater, Alice Schultz, Jane Haines, Francis Petska, Sue Snell, Laurel & Phyllis Haas, Roger Newport, Nick & Lorene Ranals, Vicki Swarts, Jan Kuran & Darlene Mawhinney.

Minutes of the March 6th meeting were read by Barb Brown, secretary. Janice Lutz asked for name of Janice Hess be placed to show the payment made for rummage sale ad. Bob Hobson made correction regarding assessments not paid to state Mark Espinosa. Motion to accept minutes with corrections by Bob Hobson and seconded by Janice Lutz. All approved.

Committee Reports:

- 1) Ladies – Barb Griffith, Vice President of Ladies Group reported holiday meals went well, auction and rummage sale good, bingo went fairly well, only had 2 golf carts for parade, potato bake (ran out of butter & sour cream), pot luck did well and the craft show not so good (sales low).
- 2) Treasurer - Janice Lutz reported and ending balance of \$33,497.84 and an ending balance of the money market of \$18,516.51. President Williams thanked Janice for a good detailed report. Motion to accept treasurer's report by Barb Brown and seconded by Bill Patrick. All approved.
- 3) Building & Grounds – David Luadzers reported the ends on the shuffleboard are working fine. David also reported the pool room AC not being shut off. President Williams said might need to check the switch. Bill Patrick reported little activity in rat bait traps. Bill also reported the purchase of the fast signs. He also thanked Arnold Lance for making the letters for the concrete entrance walls.

- 4) Activities – Kay Falk presented the Board with the proposed calendar for 2023-2024. She asked the Board to look over during the summer and let her know of any other information. She is also working on a flyer to be given to other parks and will need help with concessions and ticket sales. Planning some days trips and crafting days. If have information, please contact Torey Koppelman, Nancy Starcher or herself. Kay also presented the Board with a chart showing activities from January thru March 2023 with an ending income of \$3,581.19. Janice Lutz asked all present to stand and applaud Kay for a job well done.
- 5) Membership – Bob Hobson reported Marko Espinso still not paid as of last Tuesday. Board will let go few more days then action will be taken.
- 6) Fundraising – President Williams reported the committee (himself, Wally Peterson, Kim Koppelman (Kay Falk was on the beach) did meet. Reviewing possible memorial brick program in the Fall and floating the idea of a casino night. This committee will generate activities that do not conflict with other activities.
- 7) Article #9 – President Williams presented a history, the process and update. He read portions of minutes from February 7, 2022, March 7, 2022, November 7, 2022, December 5, 2022, January 2, 2023, annual meeting January 9, 2023, February 6, 2023 and March 6, 2023 regarding Article #9. Board will meet and present at the annual meeting in January. David Luaders made a motion to have an open meeting to allow all property owners to present their concerns. Due to a lack of a second the motion failed.

Old Business:

- 1) A request was made to use the Park info signs for personal use and was decided to be used for Park use for announcing meetings, events, activities, etc.

- 2) Website – Helen Fenimore said can't get Rick Carson to work but will have something to report next fall. President Williams stated that Helen Fenimore agreed to be the administrator.
- 3) E-Card – Kim Koppelman (due to his background in government) will look into helping us with this issue over the summer.

New Business:

- 1) Enforcement Letters
 - a) Ralph Martinez had been mowing Montemayor's yard for 3 years without pay and is asking the Board to advise her that he is no longer willing to do and its now her responsibility to do.
 - b) Espinosa has two more days to pay assessment fee and have the template from attorney to go forward with attorney if not paid.
 - c) Rick Carson (living in RV) has RV on property for over six months. Request it removed for 90 days. Will be mailing letter regarding Article #9 to move trailer.
- 2) Use of Hall this summer – Bill Patrick was concerned about the cleaning of hall after any activities. It was decided that Bill Patrick be contacted regarding activities and has the authority to contact Mickey Garza to clean as needed.

Motion to adjourn meeting at 6:50 p.m. by Bob Hobson and seconded by Bill Patrick. All approved.

Next board meeting will be November 6, 2023 at 6:00 p.m.

Respectfully submitted,

Barb Brown, Secretary

PALMERA PARK CORP
Executive Meeting
November ~~4~~⁴, 2023
6:00 p.m.

President Em Williams called an executive board meeting on Saturday, November 4th, 2023 at 6:00 p.m. to discuss the upcoming board meeting of Palmer Park. Present were President Williams, Bob Hobson, Bill Patrick, Barb Brown and Janice Lutz was virtual. David Luadzers was not present.

Topics:

- 1) Signs are up and printed and need to make some more for maybe potluck, auction, garage sale, etc. Need to refurbish the big 55 & Over sign.
- 2) Rat Bait – have loaded up twice already, mainly in west end of park
- 3) Private Events in Hall:
 - a) Montes November 18th, 3 to 10
 - b) Presas November 19th, birthday party, 2 hours

Must notify Board in advance of date, what its for before board can approve. Also, hall must be cleaned by this event people. Upon board approve these events will be placed on Facebook and Palmera Heights website.

- 4) Taxes on Hall – increased need to contest in May. Also, need to combine the four lots into one. Current taxes exceed \$1900.
- 5) Purchased a new refrigerator and shortly after purchasing it the upright freezer went bad (seal around door bad new on uninstalled was \$150. Was able to purchase a new upright for \$400.
- 6) Website is up and running. Was going to cost \$16/month to maintain but thanks to Helen Fenimore she obtained a no cost fee for website.

7) Legal:

- a) Rick Carson – avoiding letters from us and attorney. Understand he has sold the mobile but nothing to confirm.
- b) Jean Diamond is still pursuing the issue with her grandson. Does have a letter from a physician stating boy needs supervision.
- c) Bob & Della Vodry mobile sold. Owner lives up around Dallas. Have sent him the paperwork with no response to date. Note: rented to a 53 year old female. Board will pursue owner.

8) Article 9: lot of discussion to remove vote or adjust. After considerable discussion, the vote will take place at January Annual Meeting with this correction – leave Unit 1 alone only pursue the 3 amendments to be voted on separately.

- a) When a mobile home is removed from a lot or any lot is sold or changes ownership in Palmera Heights Subdivision Unit 2, a mobile home is to be installed or the lot left unoccupied.
- b) Lots in Palmera Heights Subdivision Unit 2 may not be rented to travel trailers, motorhomes and recreational vehicles.
- c) Expenses incurred to enforce these covenants will be paid by the property owner.

Must be sent to all property owners and must have 80% to win or lose. Will present the beginning of this proposal plus will read all letters to residents showing harassment and threats including turning in allocations of elder abuse by the disapproving group.

9) Auditing Committee will be Larry and Kathy Allen and Lorene Ranals.

Nominating Committee will be Em Williams, Ed Salazar and Kathy R. Allen.

Next board meeting will be Monday, November 6th at 6:00 p.m. Will provide a sign-up sheet for those attending.

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Barb Brown, Secretary

Note: Em said we need to look into lighting the shuffleboard court for evening games. Also, said tree man stopped by and said for \$140 will trim and clean up hall trees.

An executive meeting was called for November the 4th 2023 to recap and bring the board up to date on the events over the summer since the last business meeting was April 2023.

Present were Em Williams Barbara Brown Bob Hobson and Bill Patrick, Janice Lutz attended by phone and David Luadzers was not available.

Discussed were items such as the new signs in the park, the effects of the rat bait, the necessity of scheduling private events, the tremendous increase in taxes on the hall property and also the innovation of the website.

We also were brought up to speed on the current legal issues concerning Rick Carson, Jean Diamond ,new owner of Bob Vodry's home and the continuing article 9 issue. Also the necessity to create new committees to handle the audit and nomination activities of the park as required by the annual property owners meeting.

Board meeting Nov 6th 2023

Welcome, Prayer, Pledge

Reading of April minutes

Committee reports....Building & Grounds

Treasurer

Old Business.....

Website

Covenant Enforcement

Article 9 Recommendations

New Business.....

Tree trimming

Private events notification

Nomination and Audit committees

PALMERA PARK CORP

Minutes

November 6, 2023

President Em Williams call the meeting to order a 6:00 p.m. Present were: Bob Hobson, Barb Brown, Bill Patrick. Janice Lutz and David Luadzers were virtual. Thirteen guests were also in attendance. President Williams welcomed and lead the group in a prayer and the National Anthem.

Minutes of the April 3rd meeting were read by Barb Brown, secretary. Motion to accept minutes as read by Janice Lutz and seconded by Bob Hobson. All approved.

Bill Patrick, building and grounds reported the following:

- 1) Four uses of hall all summer
- 2) Ice machine had leak in line and repaired
- 3) Refrigerator when out and was replaced. Currently the freezer has also gone bad.
- 4) Rat issue – the 10 bait traps have been refilled every two week. Most activity is around the west end of park and east end of north Palmera. Will continue buying bait.
- 5) Jane Haines replaced the flag

Janice Lutz, treasurer, reported an ending balance as of October 31 of \$28,605.17 and the ending balance of the money market of \$18,733.44. She also reported the tax bill is \$1,922 and will be paid in November. Considerably higher and has been suggested to protest in May for next year and to also combine the four lots. Motion to accept treasurer's report by Barb Brown and seconded by Bob Hobson and Bill Patrick. All approved.

Note: Treasurer Reports for May thru December will be presented at the annual meeting.

Old Business:

- 1) Website – Helen Fenimore is the administrator and will be adding more stuff. She will probably have a meeting to help people with it.
- 2) Rick Carson – failing to respond. Will continue with attorney
- 3) Article #9 – Committee gave proposals to attorney. Board suggested to eliminate Unit #1 from proposals.

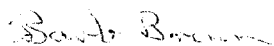
New Business:

- 1) Tree trimming will trim all the trees and palms around the hall for \$140. Motion to accept by Bob Hobson and seconded by Janice Lutz. All approved.
- 2) Private Events – Have one November 18 and Nov 19th. To schedule any private events, the board must have in writing a 2 week advance notice and the purpose of the event before approval. Also must be responsible for the cleanup of the hall after the event.
- 3) New freezer – door seal shot, \$158 to purchase a new one (does not include installation. Party we purchased the new refrigerator can get a new freezer for \$400. Motion to get the new freezer by David Luadzers and seconded by Bob Hobson. All approved.
- 4) Need to look into putting lights on shuffleboard court to enable night games.
- 5) Auditing and Nominating Committees will be selected.

Motion to adjourn meeting by Bob Hobson and seconded by Bill Patrick.. All approved.

Next board meeting will be December 4, 2023 at 6:00 p.m.

Respectfully submitted,



Barb Brown, Secretary

I move Article "9." of Palmera Park Corp Protective Subdivision Covenants (Adopted February 16, 1979, Amended February 8, 2022) be amended as follows:

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In regard to lots numbers 16 through 45, Palmera Heights Subdivision Unit One (1), there are no limitations on the period of time that travel trailers, motorhomes and RVs may be located on the same, except when a mobile home is permanently located on the lot.

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Lots in PALMERA HEIGHTS SUBDIVISION or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2) may not be rented to **travel trailers, motorhomes and** recreational vehicles.

No lots in PALMERA HEIGHTS SUBDIVISION or PALMERA HEIGHTS SUBDIVISION, UNIT NUMBER TWO (2) may have Corporate Ownership.

Expenses incurred to enforce these covenants will be paid by the property owner.

Article 9. Committee Members:

FYI...I have narrowed the team down to examine Article 9 to Ron Clardy, Arnold Lance and Jeanne Diamond and Karen Cade. Two from each unit.

Vera Webster declined to participate and I excluded Barb Barbro because she has expressed intentions to move. Not good to have someone influence the covenants that doesn't plan on staying.

A motion will be made to authorize this also.

BUSINESS MEETING DEC 4TH 2023

Welcome, Prayer, Pledge *Emm / Bob*

*Prayer by all
Pledge by all*

Reading of November minutes *Donna / Bob all approved*

Committee reports.....Building & Grounds

Treasurer - *Barb / Bill & Bob all approved*

Old Business.....Freezer Replacement -

Nomination Committee - *Don Tevis & Gary Diamond / Emm*

Audit Committee - *Kathy & Larry Allen to Lorraine Ramallo*

Tree Trimming - *not done yet will pursue rules in Dec when Emm is back.*

Private Events Protocols - *written request needed*

New Business.....Hall Events Liability -

Legal.....Castro

Legal.....Rodriquez

Legal.....Levy of Fines



PALMERA PARK CORP
Minutes
December 4, 2023

President Em Williams called the meeting to order at 5:58 p.m.. Present were: Bob Hobson, Barb Brown and Bill Patrick. Virtual were: Em Williams, Janice Lutz and David Luadzers. Ten guests were also present. President Williams welcomes all and lead the group in a prayer. Barb Brown lead the group in the Pledge of Allegiance.

Minutes of the November 6th meeting were read by Barb Brown, secretary. Motion to accept minutes as read by Janice Lutz and seconded by Bob Hobson. All approved.

Bill Patrick of building and grounds reported:

- 1) Rat bait traps were empty except for the one at the clubhouse. He will continue to keep an eye on them.
- 2) Two (2) more flags were donated by Jane Haines.

Janice Lutz, treasurer reported an ending balance as of November 30, 2023 of \$26,316.38 and an ending balance of the money market of \$18,768.08. Motion to accept the treasurer's report by Barb Brown and seconded by Bob Hobson and Bill Patrick. All approved.

Old Business:

Nomination Committee has been selected. The committee is Don Tevis, Gary Diamond and Em Williams. A motion by David Luadzers to have Em Williams up for re-election failed. Positions open are Bob Hobson (last year to serve) and David Luadzers agreed to run again. *Note - David Luadzers ran again*

Audit Committee has been selected. The committee is Kathy Allen, Larry Allen, and Loraine Ranals.

Freezer replacement is on order and may not be available until December 11th. Have an agreement to pay \$400 for it.

Tree trimming is not done yet. Will pursue contacting the trimmer later in December when President Williams is back in park.

Private Events Protocol – had two in November and possible one in January. A written notice of request needs to be given to the board for approval.

New Business:

to sign releasing for park liability
Hall Events Liability – This pertains to outside guests (park members are covered). Suggest we need a general release by requesting people. We should contact lawyer for protocol needed. All approved to contact the attorney to get something in writing.

Property at 910 S. Palmera owned by Lupita Bosch (deceased) . Jose & Irene Castro are in the process of repairing/remodeling this mobile and has requested permission for their son (underage) to live on the property while he is repairing/remodeling this mobile until January 1, 2025. Bob Hobson read the letter from them. A motion by Bill Patrick was made to give them until January 1st. Bob Hobson seconded.. All approved except David Luadzers opposed saying the progress needs to be checked.

Property at 709 N. ^{Anagua} Palmera owned by Oscar Rodriquez has rented to a 53 year old woman who is in real estate and knows the 55 rules. President Williams sent a letter to Mr. Rodriquez stating he has until the end of December, 2023 to respond to this issue.

President Williams presented a plan to possible exercise fines regarding care of property owner property. Our attorney said this would be a good idea to help reinforce any issues. This has to be presented to all property owners for approval to add to covenants. After some discussion this issue failed.

Bob Hobson, vice president, reported notices of dues for January 1st are going out.

Also, \$100 was unanimously donated to the Good Samaritan Fund to pay for Gloria Rodriquez at 613 N. Hibiscus dues.

David Luadzers asked how do we attract new owners/members. The following suggestions were made:

- 1) Promote website and facebook page
- 2) Clean outside of hall (repair benches, paint)
- 3) South awning
- 4) Outdoor lighting
- 5) Open House
- 6) Suggestion box
- 7) Major water standing in front of hall fixed
- 8) Free breakfast ✓

Motion to adjourn made by David Luadzers and Bob Hobson. All approved. Meeting adjourned at 7:07 p.m.

Next board meeting will be on Monday, January 1, 2024 at 6:00 p.m.

Respectfully submitted,

Barb Brown

Barb Brown, Secretary

Received December 5, 2023

FYI... I received a text from David this morning informing me that he had changed his mind and would not be running for reelection. I thanked him for letting me know and for his contribution.

TO PALMERA HEIGHTS PROPERTY OWNERS

The POA board has decided that I am in violation of the following covenant:

It is permissible for travel trailers, motorhomes and RVs, for the purpose of residency, to be located in the subdivision on a temporary basis; temporary basis being defined as no longer than a six-month duration. At the end of the six months, the motorhome, travel trailer or RV must be removed from the premises for a period of at least ninety (90) days. This may be done for a maximum of three (3) years from the date of the purchase of the lot, except when a mobile home is permanently located on the lot.

I read that to mean that once a mobile home has been placed on the lot the covenant no longer applies. The board disagrees and has decided to spend your funds hiring an attorney. This has never been enforced on any property owner that had a mobile home on their property and the state of Texas is clear that: *If an association has become so lax in enforcing a particular restriction that it appears to be no longer valid, a court may find that the restriction has been "abandoned." Property owners' associations are assumed to have waived their rights to enforce abandoned restrictions.*

There are also at least two other properties that have rv's on their lot and they are not being harassed. Again, the state of Texas:

Sec. 202.004. ENFORCEMENT OF RESTRICTIVE COVENANTS. (a) An exercise of discretionary authority by a property owners' association or other representative designated by an owner of real property concerning a restrictive covenant is presumed reasonable unless the court determines by a preponderance of the evidence that the exercise of discretionary authority was arbitrary, capricious, or discriminatory.

I believe, as does my attorney, that I am correct in thinking I would prevail in any court case. I assure you I have never in the past and will not in the future allow any under 55 to reside in or on my property. I have had visitors (10 days) that have stayed with me. (the board felt the need to send someone to check on them). I am currently storing two vehicles for a friend that is out of the country until April. I have put them in the garage so they will not be unsightly. The board determined (how I do not know) that I was changing my residence. That does not negate any of the above and is also not true. I have stayed in the rv from time to time while I remodel. (new roof, new flooring, plumbing and electricity). I am also assisting my sister-in-law in adjusting to losing her husband. (not moving out in the middle of the night) All of the above rumors could have been silenced had anyone simply walked up and ask.

I hope none of you ever feel the need to explain all that is going on in your life as I just did. I simply want to live in peace and be left alone. I personally feel that my life does not need to be an open book to a property owners board. I also would like to see a board that would bring this park back together as one and not continue to divide.

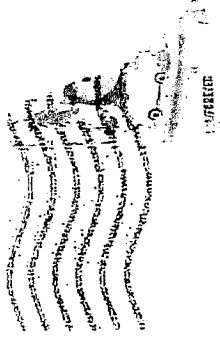
I believe that I am being harassed and discriminated against. I am asking that this property owners meeting make it clear that the board cease and desist. It is with deep regret that I will be forced to take legal action that may cause further financial damage and dissention if this situation is not rectified.

CITY OF LA FFRIA

LA FFRIA TX 78559

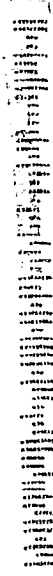
MICHAEL TX 785

24 MARCH 2023 PM 11



CAMERON COUNTY HUMAN SERVICES
1390 W EXPWY 83
SAN BENITO TX 78586

78586



78586-78586

CITY OF LA FFRIA

March 24, 2023

To whom it may concern: this letter is being sent to your agency out of concern for the safety and well being of an elderly person in my neighborhood. The address of the Victim is 708 N Retama La FERIA TX 78559. This lady is in her late 80s or early 90s, and lives with her daughter. Myself and others have heard yelling and screaming coming from the residence late at night and at times during the day. The care giver (Karen Cade) seems to be distraught and mentally unwound. She believes she sees things that no one else sees even though others were with her at the time she claims to have seen things. I am concerned for the safety and well being of her mother, and as Karen Cade is her care giver. Please have someone look into the lady's well-being before something goes wrong. Thank you. Signed : concerned neighbor.

Received 3/23/2023

3/23/2023 - 3:00pm - Called to report to police
3/23/2023 - 3:00pm - Should be referred to police

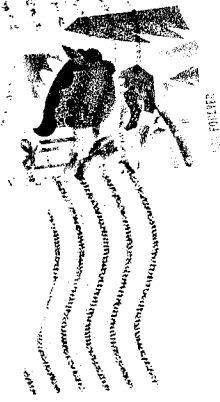
Karen: It has come to the attention of other park residents that you obviously are very unhappy living here. There have been multiple complaints from you about people living here. We understand you have a problem with travel trailers as well as like to quote laws as you see them. We know you are upset with a new neighbor because of a carport that was recently installed. Bear in mind that the city issues permits for those type buildings, as well as other improvements such as concrete and placing new homes on existing lots. This is a senior community and as such everyone has the right to do with their property as they see fit, as long as it is done within the confines of the law (CITY REGULATIONS). As long as the properties are maintained and kept groomed you or anyone else have NO complaint. We (park neighbors) probably don't like a lot of things you do also. We have pictures of piles of bags and other trash in your own back yard, but yet you complain about others. Quite frankly speaking you need to accept the fact that you do not and WILL not control others in this park. If all of your neighbors are deemed so bad in your eyes maybe you should consider moving elsewhere. If that is your choice im sure The majority of people living here will assist you. SIGNED PARK RESIDENTS.

April 6, 2023

Helen: We the people who live in Palmera Heights Park are fed up with the fact that you keep going to neighbors and talking shit about other neighbors. It has been reported that you keep going to neighbors and spreading your shit talk about others. If indeed you have that many issues it is time you pack your shit and get out. Why the hell don't you just get out of here ? you are not a good neighbor now nor have you ever been. Speaking for many people in this park we are tired of your LAME ASS excuses. LEAVE. If you go to 1 more neighbor and spread your shit, we promise a class action law suite for harassment. Maybe you should see a therapist to deal with your bull shit, but your neighbors will not. If a therapist doesn't work for you maybe it would be best for you to leave. Most of the residents of this park came down here for peace of mind not your goddamn drama. SHUT THE HELL UP AND LEAVE US ALONE you dumb bitch.

MCALLEN TX 785

10 APR 2023 PM 1 T



Helen Fenimore
805 East Palmera
La Feria Tx 78559

1520550257

March 24, 2023

Dear Gentlemen and Ladies of Palmera Park Corp. Board

I am requesting a copy of the following:

- Palmera Park Corp covenants
- Palmera Park Corp constitution
- Palmera Park Corp by laws
- 2021 Annual meeting minutes — *copy to be provided*
- 2022 Annual meeting minutes
- 2023 Annual meeting minutes
- 2022 monthly board meeting minutes
- 2023 monthly board meeting minutes

I will be glad to pick up these documents at the Hall as soon as they are ready. You may contact me at 913-208-1019. Thank you for your prompt cooperation.

Marjorie J. Starcher

Marjorie J Starcher
605 N ~~Retama~~
La Feria, Texas 78559

My home

9130110

Palmera Park Corp

P O Box 749

La feria Tx 78559

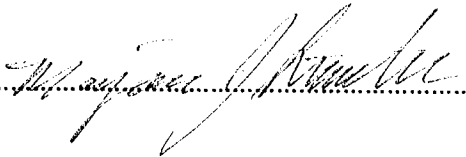
March 25th 2023

Dear Ms Starcher,

We have received your request for documents and are happy to provide at no charge copies of the Covenant, Constitution and Bylaws.

Please sign below to acknowledge receipt of same.

Marjorie Starcher



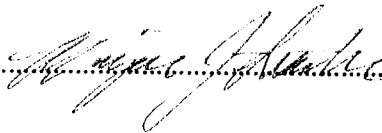
Date 3-25-23

Copies of the minutes will incur a charge for the reasonable expenses of getting copies made and a receipt will be issued for you.

Please sign below to acknowledge acceptance of these charges so we can fulfil your request.

The charge will be no more than \$15.00 MS

Marjorie Starcher



Date 3-25-23

Laise Alton - witness

Em Williams, President

Palmera Park Corp

PO Box 749

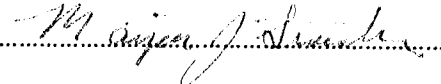
La Feria Texas 78559

Enclosed are the invoice and receipt for the printing of the requested minutes. The printing cost was \$1.75 from UPS and the balance is the time and services required from the secretary to compile them.

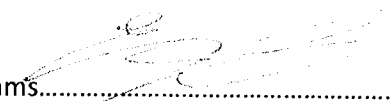
A fair value of her time was set at \$15.00 per hour, bringing a total of \$16.75.

In view of our agreement to cap expenses at \$15.00, we are waiving the excess.

Your signature below certifies receipt of the documents requested and payment made to settle the invoice.

Marjie Starcher.......... Date.....3-29-23.....

Paid in full, check #.....1014.....

Received by Em Williams.......... Date.....3-29-23.....

The UPS Store #6566
2211 W Lincoln St
Harlingen, TX 78552-5921
956-230-2165

Terminal....: POS6566 Date.: 3/27/2023
Employee....: 126523 Time.: 11:56 AM

ITEM NAME	QTY	PRICE	TOTAL
8.5x11 Copies			\$1.62
	10 @	\$0.09	
Tax			\$0.13
Suntotal			\$1.62
Shipping/Other Charges			\$0.00
Total tax			\$0.13
Total			\$1.75
Cards			\$1.75

Items Designated HR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 3 0 3 2 7 6 5 6 6 8 0 2 6 3 1 2

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a \$250 gift card. Scan the QR code or visit
the URL below to take the survey.



Jeanne Diamond

1219 N Palmera

La Feria Texas 78559

3/3/23

Palmera Park Board,

I would like you know how much we love our home and community here in the Park and also our deep respect for the covenants that we all live under.

On January 27th of this year we had a personal family crisis forced upon us. My daughter and her ~~husband~~ husband sent my grandson Kevin to us from Tampa Florida without any warning. Kevin is 17 years old and developmentally disabled. They offered no support to us and indeed when asked refused to forward any clothing or any other personal items. When we texted to ask when he could return home their reply was, "He's homeless, put him in a shelter."

You can imagine the anguish we experienced at hearing this and the shame at the callousness involved. I'm sure that as grandparents also, most of you could identify with this or may have even seen something similar yourselves.

We have already contacted the Texas Attorney General's office for advice on abandonment and we were referred to the Texas Dept of State Health Services who have already initiated contact with the CPS in Tampa Florida to investigate and have been assigned a case worker, Perla Ramirez.

We were advised to begin the process to determine a diagnosis of disability, whether it be autism or some other issue to provide eligibility for Medicaid.

Kevin is attending a private Christian school at our church for additional personal counseling and will not be attending public school.

We love our grandson and are working through the legal system to gain custody or guardianship, which ever is appropriate in this case. Obviously this will take some time to resolve and we would ask your patience for this to be determined by the courts.

We fully understand if this cannot be resolved according to the covenants we would be forced to sell the home we love and leave the community we love in order to protect our disabled grandson. Please give us the time we need to resolve this.

We would be willing to provide updates on this to the Board as required.

Jeanne Diamond

JANUARY 26, 2023

TO PALMERA PARK COEA:

IT IS NOT MY OBLIGATION TO BE IN YOUR ORGANIZATION. I AM SENDING THIS ONLY BECAUSE OF YOUR THREAT OF LEGAL PROCEEDINGS AND WILL NOW TAKE FURTHER ACTIONS.

I HAVE SEEN OR HEARD ANYTHING (OTHER THAN RACIAL REMARKS) OF ANYTHING YOU HAVE DONE FOR OUR COMMUNITY, I.E. IMPROVEMENTS, CARE, ETC.

THE ONLY REASON I AM REPLYING IS BECAUSE OF YOUR THREATS. WHY WOULD YOU WANT SOMEONE IN YOUR "ORGANIZATION" IF YOU HAVE TO THREATEN THEM?

CHARLIS LONG

Charli 

CC: RICK HINOJOSA, ATTN. AT LAW

ATLAS. HALL & RODRIGUEZ, LLP

ATTORNEYS AT LAW

TEL. (956) 682-5501 FAX (956) 686-6109

ATLASHALL.COM

P.O. Box 6369 (78523-6369)

222 N. Expwy 77, Suite 203

BROWNSVILLE, TEXAS 78521

MCALLEN OFFICE

818 W. PECAN BLVD.

MCALLEN, TEXAS 78501

Joshua A. Cummings
jcummings@atlashall.com

Board Certified, Property Owners
Association Law and Estate
Planning and Probate Law,
Texas Board of Legal Specialization

November 15, 2023

**Notice of Suspension of the Right to Use the Common Area and
Imposition of Collection Costs**

Richard Carson
801 N. Retama
La Feria, Texas 78559-6254

Certified Mail Return Receipt Requested
and Regular Mail

Re: Suspension of Right to Use Common Area and Imposition of Collection Costs Due
to Failure to Remove Motor Home, Travel Trailers and Recreational Vehicles

Owner: Richard Carson

Property: Lot 76 and the adjacent 31 feet of the south side of Lot 77,
PALMERA HEIGHTS SUBDIVISION, Cameron County, Texas,
according to map or plat thereof recorded in Cabinet 1, Slots 57-B,
Map Records, Cameron County, Texas.

Declaration: Protective Subdivision Covenants recorded in Volume 1145, Page
520, Official Records of the Cameron County Clerk, Cameron
County, Texas, as amended

Dear Mr. Carson:

As you are aware, this firm represents Palmera Park Corp. (the "Association"). By virtue of the above-referenced Declaration and other governing documents concerning Palmera Heights ("Subdivision"), each owner within the Subdivision is subject to covenants that run with the land, including the following found in Article 9 of the Declaration:

- "9. It is permissible for travel trailers, or motor homes and recreational vehicles to be located in the subdivision on a temporary basis, temporary basis being defined as no longer than six month duration. At the end of six months, the motor home, travel trailers and recreational vehicles must be removed from the premises for a period of at least ninety (90) days. This may be done for a maximum of three (3) years

from the date of the purchase of the lot, except when a mobile home is permanently located on the lot.”

As you have been previously notified by the Association and our office on behalf of the Association, you are in default of that Article for having a recreational vehicle on the premises beyond the allowable periods described above (“**violation**”). You failed to cure this violation within the time and manner prescribed by our last correspondence to you in August.

As a result, your right to use the common areas of the Subdivision is suspended. The common areas include, but are not necessarily limited to, the clubhouse located on Lots 48, 49, 50, and 51, Palmera Heights Subdivision, a Mobile Home Park “B,” in Cameron County, Texas, according to Map of said subdivision recorded in Volume 33, Page 34, of the Map Records of Cameron County, Texas (“**Clubhouse**”). If you attempt to access the Clubhouse, law enforcement will be called, and the Association will seek all available charges against you and seek enforcement of all other remedies available to it against you.

Additionally, as a result of your failure to cure the violation, you are now liable to the Association for reimbursement of its attorneys’ fees and other reasonable costs of collection. As of today, an additional \$350.00 has been added to your account with the Association. Until the violation is cured, the Association’s future collection costs will continue to be added to your account.

Finally, if you do not remove the recreational vehicle from the Subdivision, the Association intends to —

1. file a suit against you;
2. levy a fine for a violation of the declaration, bylaws, or rules of the Association;
3. collect reimbursement of additional reasonable attorney’s fees and other reasonable costs incurred by the Association relating to collecting amounts, including damages, due the Association or for enforcing restrictions in the declaration, bylaws, or rules of the Association; and
4. take other enforcement action against you in accordance with the Declaration, bylaws, and rules of the Association and Texas law including seeking removal of the recreational vehicle and civil damages of \$200.00 per day of the violation as permitted under Texas Property Code §202.004.

PLEASE BE ADVISED THAT THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT THE ABOVE-REFERENCED DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

PLEASE CONTACT US FOR INITIAL VERIFICATION OF THE DEBT, AND WE WILL PROVIDE COPIES OF STATEMENTS OF YOUR ACCOUNT. UNLESS YOU DISPUTE THE VALIDITY OF THE ABOVE-REFERENCED DEBT, OR ANY PORTION THEREOF, WITHIN THIRTY DAYS AFTER RECEIPT OF THIS NOTICE, THE DEBT WILL BE ASSUMED TO BE VALID. IF YOU DO NOTIFY US IN WRITING WITHIN THE THIRTY-DAY PERIOD THAT THE DEBT, OR ANY PORTION THEREOF, IS DISPUTED, WE WILL OBTAIN AN ADDITIONAL VERIFICATION OF THE DEBT AND WILL MAIL A COPY OF THAT ADDITIONAL VERIFICATION TO YOU. THE CURRENT CREDITOR IS THE ORIGINAL CREDITOR.

THIS THIRTY-DAY VERIFICATION PERIOD DOES *NOT* ALTER THE EARLIER STATED DEADLINES.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT FOR THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Please understand that no communication, written or oral, that you had or may have with the Association concerning the recreational vehicle, in any way modifies this letter or constitutes consent to the recreational vehicle or a waiver by the Association of any of the remedies described in this letter. There is currently no modification, renewal, extension, or settlement agreement between you and the Association with regard to the violation; furthermore, no proposals made by you to the Association are effective unless and until they are reduced to writing and signed by an authorized representative of the Association. Nothing contained in this letter is intended to waive any default or event of default; waive any rights, remedies, or recourses available to the Association; or be an election of remedies resulting from any default that may exist with respect to the governing documents.

Finally, please give this most serious matter your immediate attention. If you have any questions regarding this matter, please contact the undersigned at the number listed above.

We look forward to your response.

Very truly yours,

ATLAS, HALL AND RODRIGUEZ, LLP

By: 

Joshua A. Cummings

JAC/ga

FYI..Kathy and Larry Allen and Loraine Ranall's have agreed to serve as an Audit Team. I will introduce it as a motion at the meeting to recertify the 2022 audit. Hopefully they will serve for 2023.

FYL...copy of good faith advisory notice just sent to Oscar Rodriguez, new owner of Bob Vodry's place. Property was rented to an underage tenant.

----- Forwarded message -----

From: **Lois Williams** <lois-williams@sbcglobal.net>

Date: Tue, Nov 28, 2023, 11:26 AM

Subject: Rodriguez

To: redcoat54@gmail.com <redcoat54@gmail.com>

Received December 5, 2023

FYI.... I received a text from David this morning informing me that he had changed his mind and would not be running for reelection. I thanked him for letting me know and for his contribution.

RESTRICTIONS ENFORCEMENT AND FINE POLICY
for
PALMERA PARK CORP.

PALMERA PARK CORP., a Texas nonprofit corporation ("**Association**"), acting herein and through its, President files this Restrictions Enforcement and Fine Policy ("**Policy**").

RECITALS

WHEREAS, the following subdivisions (collectively, "**Subdivision**") were deed-restricted originally by the Protective Subdivision Covenants dated September 26, 1978, recorded in Volume 1145, Page 520, Official Records of the Cameron County Clerk, Cameron County, Texas ("**Original Declaration**"):

Palmera Heights being a Mobile Home Park (B), in Cameron County, Texas, according to Map of said Subdivision recorded in Vol. 33, Page 34, Map Records of Cameron County, Texas, being a subdivision of 9.598 acres, out of Block 4, Collins Subdivision, Cameron County, Texas; and

Palmera Heights Subdivision, Unit Number 14 being a Mobile Home Park Type "B," according to Map of said Subdivision recorded in Vol. 33, Page 57B, of the Map Records of Cameron County, Texas, being a subdivision of 16.266 acres out of Block 4, Collins Subdivision

WHEREAS, the Original Declaration may be enforced by a majority vote of the landowners of the subdivision, and the Original Declaration may be amended by any lot owner

WHEREAS, following the recording of the Original Declaration, the Subdivision's developer, as trustee, conveyed Lots 48, 49, 50, and 51, Palmera Heights Subdivision, a Mobile Home Park "B," in Cameron County, Texas, according to Map of said subdivision recorded in Volume 33, Page 34, of the Map Records of Cameron County, Texas ("**Clubhouse**") to the Association, which is a non-profit, property/home owners association for governance of the Subdivision, by Warranty Deed recorded in Volume 1357, Page 266, Official Records of the Cameron County Clerk, Cameron County, Texas ("**Clubhouse Deed**").

WHEREAS, the Clubhouse Deed granted the Association authority to levy assessments or charges against the owners within the Subdivision for the reasonable and necessary maintenance, repair, and improvement of the lots conveyed by the Clubhouse Deed and of the recreational improvements and facilities thereon situated.

WHEREAS, the Original Declaration was subsequently amended by the (a) Amendment to Declaration of Covenants Conditions and Restrictions of Palmera Heights Subdivision and Palmera Heights Subdivision, Unit Two recorded in Volume 4235, Page 12, Official Records of the Cameron County Clerk, Cameron County, Texas, and (b) Amendment to Declaration of Covenants, Conditions and Restrictions of Palmera Heights Subdivision and Palmer Heights Subdivision, Unit Two of Palmera Heights Subdivision recorded in Volume 7003, Page 158,

Official Records of the Cameron County Clerk, Cameron County, Texas, to confirm that the Subdivision constitutes housing for persons over the age of 55 years old as more particularly described therein.

WHEREAS, the Original Declaration was again amended by instrument dated January 16, 2018, and recorded as Document Number 5721, Official Records of the Cameron County Clerk, Cameron County, Texas, which evidenced the governance of the Subdivision by the Association and granted the Association the ability to levy fines to enforce the deed restrictions on the Subdivision (collectively, the Original Declaration and all amendments will be referred to as the (“**Restrictions**”))

NOW, THEREFORE, the Board of Directors for the Association (“Board”), in furtherance of the Association’s existing right to levy fines and to enforce the Restrictions, desires to adopt a policy relating to the enforcement of the Restrictions, and the following Policy supersedes and replaces any previously recorded fine and enforcement policy.

1. **Types of Violations.** - The types of violations are addressed below.

1.1. **Curable Violations** – By way of example and not in limitation, the Texas Property Code lists the following as examples of curable violations:

1.1.1. a violation of Article 9 of the Declaration concerning travel trailers, or motor homes and recreational vehicles to be located in the Subdivision in excess of the permitted temporary basis

1.1.2. a maintenance violation including the following:

- Worn paint on siding and/or trim
- Fencing in need of completion, repair or re-staining
- Roof in need of repair/shingle replacement
- Siding or trim in need of replacement, etc.

1.1.3. Landscaping violations:

- overgrown lawn grasses
- overgrown or excessive weeds
- trees and/or vegetation in need of trimming, etc.

1.1.4. blatant violations

- Construction defaults and making modifications without approval as required by the Declaration
- destruction or damage to Common Areas

1.1.5. Nuisance violations

- trash cans visible from the street
- hanging clothes outside
- debris in front yard, etc.
- an ongoing noise violation such as a barking dog, or other continuing noxious activity
- parking
- signs
- animal related

1.2. **Uncurable Violation** – A violation that has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. By way of example and not in limitation, the Texas Property Code lists the following as examples of uncurable violations:

- 1.2.1. an act constituting a threat to health or safety;
- 1.2.2. discharging fireworks;
- 1.2.3. a noise violation that is not ongoing including late night and excessively noisy parties; and
- 1.2.4. holding a garage sale or other event prohibited by the Restrictions.

1.3. **Violation that is a Threat to Public Health or Safety** – Per the Texas Property Code, a violation that could materially affect the physical health or safety of an ordinary resident.

As provided in this Policy, there are two (2) enforcement procedures to be followed depending upon whether the violation is curable and does not pose a threat to public health or safety or whether the violation is uncurable and/or poses a threat to public health or safety. If there is reasonable uncertainty as to whether a violation is curable or uncurable or a threat to public health or safety, the Board has the authority to make the determination and, therefore, to decide which enforcement procedure will be followed. Provided that, this Policy will not be construed to impose an obligation on the Board to pursue enforcement action with respect to a violation or alleged violation if the Board, in its reasonable good faith judgment, decides that enforcement action is not warranted or necessary.

2. **Enforcement** –

2.1. **Curable Violations That Do Not Pose a Threat to Public Health or Safety.** If a violation is curable and does not pose a threat to public health or safety, the Owner will be given a reasonable period to cure the violation, as provided below. The time period given to an Owner may vary depending upon the violation and the difficulty involved or the effort required to cure the violation. The Board of Directors may, but is not obligated to, consider any special circumstance relating to the violation and the cost to cure the violation. The enforcement procedure for this type of violation is as follows:

2.1.1. **Courtesy Letter (Optional)** – Upon verification of a violation, a courtesy letter may be sent to the Owner describing the violation and requesting that the Owner cure the violation within a stated time period. The Association is not required to send a courtesy letter.

2.1.2. **Violation Letter (Optional)** – After the expiration of the time set forth in the courtesy letter, if a courtesy letter is sent, or as the initial notice, a violation letter may be sent to the Owner. Depending on the severity of the violation and/or the history of prior violations on the Owner's Lot, the violation letter may be the first letter sent to

receives the Owner's written request for a hearing. Notification of the date, time and place of the hearing will be sent not later than the 10th day before the hearing. If a postponement of the hearing is requested by either the Association or the Owner, a postponement must be granted for a period of not more than ten (10) days. Any additional postponement may be granted by agreement of the parties.

2.1.3.3. **Hearing Not Requested** – If a hearing is not properly requested by the Owner, the violation must be cured within the time frame set forth in the demand letter. Fines, suspension of the right to use the Common Area, and other remedies available to the Association may be implemented after the expiration of the thirty (30) day time frame provided to the Owner to request a hearing.

2.1.3.4. **Remedies** – The Owner is liable for, and the Association may collect reimbursement of, reasonable attorney's fees and other reasonable costs incurred by the Association after the conclusion of a hearing, or, if a hearing is not requested, after the date by which the Owner must request a hearing. Additionally, the Association may, but is not obligated to, exercise any self help remedies set forth in the Restrictions. Further, the right to use the Common Area may be suspended. In addition to charging fines, as provided below, the Association reserves the right under the Restrictions and under Texas law to file a suit for the recovery of damages and/or injunctive relief.

3. **Enforcement – Uncurable Violations and/or Violations that Pose a Threat to Public Health or Safety.** Upon initial verification of an uncurable violation and/or threat to public health or safety, a demand letter may be sent to the Owner. The demand letter must be sent by certified mail or by any method of mailing for which evidence of mailing is provided by the United States Postal Service or a common carrier. The demand letter must be sent to the Owner's last known address as shown in the Association's records, as well as by any other method that the Board determines will cause the demand letter to be received by the Owner.

3.1. **Content of the Demand Letter** – The demand letter will include the following:

- 3.1.1. a description of the violation that is the basis for the enforcement action, suspension action, charge, or fine and any amount due the Association;
- 3.1.2. notice that the Owner may request a hearing before the Board of Directors, such request to be made in writing on or before the 30th day after the date the notice was mailed to the Owner; and
- 3.1.3. notice that Owner may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. App. Section 501 et seq.), if the Owner is serving on active military duty.

3.2. **Hearing Requested** – If a hearing is properly requested by the Owner, the hearing must be held not later than the 30 th day after the date the Association receives the Owner's

written request for a hearing. Notification of the date, time and place of the hearing will be sent not later than the 10th day before the hearing. If a postponement of the hearing is requested by either the Association or the Owner, a postponement must be granted for a period of not more than ten (10) days. Any additional postponement may be granted by agreement of the parties.

- 3.3. **Remedies** – Regardless of whether the Owner requests a hearing, fines, suspension of the right to use the Common Area, and other remedies available to the Association may be implemented after mailing the demand letter. The Owner is liable for, and the Association may collect reimbursement of, reasonable attorneys' fees and other reasonable costs incurred by the Association. Additionally, the Association may, but is not obligated to, exercise any self-help remedies set forth in the Declaration. Further, the right to use the Common Area may be suspended.

In addition to charging fines, the Association reserves the right under the Governing Documents and under Texas law, to file a suit for the recovery of damages and/or injunctive relief.

4. **Subsequent Violation.** If an Owner has been given notice in accordance with Section 2 or Section 3 of this Policy in the preceding six (6) month period, notice is not required for the recurrence of the same or a similar violation. The Association may impose fines or suspend the Owner's right to use the Common Area without first sending another demand for compliance.
5. **Fines.** Subject to the notice provisions set forth in Section 2 or Section 3 of this Policy, as applicable, the Board for the Association may impose reasonable monetary fines against an Owner in accordance with the below schedule until the violation is cured if of a curable nature. The Board of Directors of the Association may adopt and modify from time to time a schedule of fines for various types of violations. Any fine levied by the Association is cumulative and secured by the lien established in Restrictions. A fine is also the personal obligation of the Owner.
- Article 9 Violations- violation of covenant concerning travel trailers, motor homes and recreational vehicles located in the Subdivision in excess of the permitted temporary basis.
 - Nuisance violations
 - trash cans visible from the street
 - hanging clothes outside
 - debris in front yard, etc.
 - noxious activity such as late night and excessively noisy parties
 - parking
 - signs
 - animals

- Landscaping violations:
 - overgrown lawn grasses
 - overgrown or excessive weeds
 - trees and/or vegetation in need of trimming, etc.
- Maintenance violations
 - Worn paint on siding and/or trim
 - Fencing in need of completion, repair or re-staining
 - Roof in need of repair/shingle replacement
 - Siding or trim in need of replacement, etc.
- Blatant violations
 - Construction defaults and making modifications without approval as required by the Declaration
 - destruction or damage to Common Areas

Initial Fine Schedule:

- Article 9 Violations- \$_____ for each week the violation is not cured or reoccurs within 90 days from the latest notice of enforcement action. Said amount is intended to be reflective of 200% of the estimated monthly cost of storing the travel trailers, motor homes, and recreational vehicles outside of the Subdivision as determined by the Board in its sole discretion
- Nuisance violations \$25 for each occurrence
- Landscaping violations \$50 for each week the violation is not cured or reoccurs within 180 days from the latest notice of enforcement action
- Maintenance violations \$100 for each month the violation remains uncured
- Uncurable violations, Blatant violations, or other violations: \$200.00 to \$2,000.00 per occurrence or per month until cured as determined by the Board. In relation to destruction or damage to Common Areas, the fine will be in addition to the costs of repairing the Common Areas.

[SIGNATURE PAGE FOLLOWS]

The undersigned verifies the above policy was duly adopted.

PALMERA PARK CORP.

By: _____

Name:

Its: President

THE STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on this ____ day of _____,
202__, by _____, President of Palmera Park Corp., a Texas nonprofit
corporation, on behalf of said corporation.

Notary Public, State of Texas