

TREETOPS AT RANGER POINT HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING MINUTES

Date: May 6, 2026

Place: Treetops Clubhouse and Zoom.

1. Call meeting to order and establish quorum
 - David Palmer called the meeting to order 11:03 AM (Eastern Time)
 - A quorum membership was established, and proof of notice was obtained in accordance with Florida Statute 718 and the association documents.
 - Directors Present: Royce Schmucker, John Palokangas, Steve Meisner, Wayne Ousley, Jerry Martin.
 - Directors Absent: None
 - Management Present: David Palmer, Anthony Galluzzo - Palmer Property Management.
2. Approval of previous meeting minutes **(04/01/2026)**
 - The April 1, 2026 Board Meeting Minutes were approved as presented, with the reading waived.
Wayne (M), John (2nd), (U)
3. Old Business
 - a) A-1 Cleaning Service:
 - Tile and grout cleaning was completed by membership volunteers, resulting in an estimated savings of approximately \$700 in service fees.
 - The Board discussed retaining A-1 Cleaning Service for monthly cleaning services.
 - Management to provide alternative vendor options to Louis Alvarez.
 - b) LOT 23 / 4270 Oak Terrace - Release of Lien:
 - The Realty Connexion Discount Real Estate Corp. paid the outstanding HOA balance totaling \$3,650.
 - Management will confirm execution of the Release of Lien.
 - c) Tables for the Card Players
 - The Board acknowledged and thanked Jerry Martin for the donated table.
 - d) Coastal Mowing - Pool Area Landscaping:
 - Debi reviewed prior proposals and scope of work related to landscaping around the pool area.
 - The Board requested updated proposals.
 - The Board reaffirmed authorization of up to \$5,000 for the project based on the prior vote.
 - Wayne (M), Jerry (2nd) - Steve Meisner (Opposed)
 - Motion passed by a 4–1 vote.

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4. New Business

a) Rental Agreement: Kristine Ramon - 14277 Palm Terrace.

- The rental application was approved.
Royce (M), Wayne (2nd), (U)

b) Charly's Asphalt Sealcoating of Hayward Road:

- The Board reviewed a proposal totaling \$4,760.
- Management to put Mike Nowak in contact with Bobby Gross of Sunland Paving Company.
- Matter tabled pending receipt of additional proposals.

c) Pool:

- The pool successfully passed County inspection with no algae identified and no additional expenditure required.
- Backflow lock repair was approved in the amount of \$278.90.

d) ARC Review: 4290 Oak Terrace Circle (Shed and Fence)

- Management reviewed Florida Statute §720.3045 and advised that no applicable restrictions currently exist within the Association's governing documents.
- Management further advised that approval could establish precedent.
- The Board discussed establishing future rules and regulations related to sheds and fencing and will draft proposed language for Management and Legal Counsel review.
- The shed application was approved as submitted, subject to the following conditions: (1) A maximum height not to exceed 9 feet at the peak (which may be reduced at the owner's discretion). (2) Receipt of vendor's license and certificates of insurance. (3) Proper permitting. (4) Full compliance with all applicable codes and Association guidelines.
- Wayne (Motion), Jerry (2nd)
- Voting: John (Yes), Steve (No), Royce (No)
- Motion passed by a 3–2 vote.

5. Owner Comments

- Per Section 17.8 of the Associations' Bylaws, Owners may speak for up to three (3) minutes on designated agenda items.
 - Board: No Topics for Discussion
 - Membership: No Topics for Discussion

6. Adjournment

- Meeting was adjourned at 12:19 PM (ET)
- Jerry (M) Wayne (2nd) (U)