

Palm Grove Owners Association, Inc.
Board Meeting
September 15, 2015
Palm Grove Clubhouse

Minutes

Location

Palm Grove Clubhouse

Call to Order

The meeting was called to order at 6:09 PM by Board President Bob Foltz.

Attendance, Roll Call, Determination of Quorum

Board members present were Bob Foltz, Craig Nightingale and Matt Goss, a quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Matt made a motion to approve the minutes of the April 7, 2015 Board Meeting as written. It was seconded by Craig and approved unanimously.

Reports of Officers

N/A

Manager's Report

Collections: Kelly reported that 2 accounts are with the attorney for collections and one account for monitoring of a bank foreclosure. There are four additional accounts that are ready to be sent for collections. Kelly requested permission to send the 4 new accounts to a different attorney for more aggressive collection action. Kelly stated that Intent to Lien letters would go to all owners that had yet to pay assessment due on July 1st and would be sent to the attorney 45 days after the date of that that letter if they did not pay.

CCR Enforcement: Inspections continue to take place twice a month and letters go out after each inspection. Several homes are slated for fine but a Fine Committee is necessary before fine letters can go out. As soon as Fine Committee is in place those letters will go out which will, hopefully, prompt action on some homes that are in rough shape.

Maintenance Items: Trimming of the trees at the clubhouse is necessary as the branches hang low into the roadway. Kelly is obtaining bids for the work. Sealing of the repaired asphalt and concrete in the clubhouse parking lot will be done in October.

Matt made a motion to accept the manager's report. It was second by Craig and approved unanimously.

Unfinished Business

Clubhouse Painting – Bids were obtained and it was decided to hold off on the project until a later date.

Water Fountain Replacement – The water fountain began working properly and did not need to be replaced as originally anticipated.

New Business

Appointment of a Board Member: Matt made a motion to remove Jo Anne Anderson, for lack of meeting attendance, from the Board of Directors and appoint Tim Rockwell. It was seconded by Craig and approved unanimously.

Appointment of Fine/Covenants Committee: Matt made a motion to appoint Denis Pompili, Jerri Shell and Giffor Waters to the Fine/Covenants Committee. It was seconded by Craig and approved unanimously.

Other: Construction in Walnut Creek was discussed at length. Arnold Construction is completing the road infrastructure and they are not tying into the Palm Grove retention ponds. It appears from the plans that the roadway will go from 39th Avenue straight back to Glen Springs Road and the roadway will be very close to the

retention pond that backs to the cul-de-sac at the end of 25th Terrace. The Board agreed by consensus that the Association should approach Walnut Creek and The City of Gainesville for help with installing trees as a buffer for noise, lights, and pedestrian traffic. It was discussed that owners who have questions or concerns over the construction should reach out to city planning commission and code enforcement. Management was directed to get a notice out to all owners providing the proper contact information for City of Gainesville officials.

Adjournment

There being no further business, the meeting was adjourned at 7:08 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management

Approved: _____