

PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION, INC.
C/O KEB Management Services
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MINUTES OF BOARD OF DIRECTORS REGULAR MEETING:

Palmira Golf and Country Club Master Homeowners Association, Inc.

The regular meeting of the Palmira Golf and Country Club Master Homeowners Association, Inc. was held on Tuesday, February 21, 2017, at 10:00 AM in the craft room of the Renaissance Center Club, 28191 Matteotti View, Bonita Springs, FL 34135

Present and Constituting a Quorum were Directors:

Gary Lefkowitz	Anne Grace	Frank Percuoco
Harvey Fontaine	John Mahoney	Bob Wyant
Mike Marion	Ken Sloan	by phone: Mike Burke, Bob Morrison

The meeting was called to order at 10:00 pm

1. Proof of Notice of Meeting

Ken Bloom advised that the notice of the meeting had been duly posted at the main guard gate, the Renaissance Center Club, and the website.

2. Approval of last meeting minutes

Bob Wyant motioned to approve the minutes of the last meeting on 1/17/17.

John Mahoney seconded. Unanimously approved

3. Davis and Associates – Independent Accountant’s Review Report

Results:

Palmira Master HOA shows \$611,000 in current assets and \$542,000 in liabilities.

There are \$685,000 in reserves. Our auditor feels the HOA is under reserved by \$35,000. The Board has preemptively taken steps to address this in the 2017 budget.

The Master HOA has collected \$54,000 in working fund contributions over the last year. This fee is collected at every closing in Palmira. The RCC shows a loss of \$77,000. There is \$35,000 in depreciation not budgeted for. Paint costs and improvements were also paid out of the operating account and not budgeted for. Frank needs to clarify this. It is complicated by the MHOA offset, the handling of depreciation, and the handling of the painting.

4. Questions on operational variances

None

5. ARC Committee – There have been no meetings. A meeting will be scheduled for March or April.

6. Access Control

The guardhouse is still working on setting up the vendors in the new system. Once this is completed, the online program will be released to the homeowners. The homeowners will then be able to go online and enter their vendors and guests.

The roads outside Palmira's gate are public access roads. Golf carts are not licensed for public roads except under limited circumstances. The golf carts that are used on club property are required to carry insurance. The carts not associated with the club are not currently required to carry insurance.

7. Landscaping – Ken Bloom

The landscaper met with Ken to go over plans for annual replacements. By reducing some of the beds, the HOA will be able to replace annuals 3 times a year as opposed to 2 times. The project to enhance the neighborhood entries will begin in May so the new plantings can catch the rainy season.

The concrete company has just completed \$30,000 in curb repairs throughout the community.

The next project will be removing sidewalks that have lifted due to tree roots. The roots will be cut back, a root barrier installed, then sidewalks will be replaced.

8. PTC, Pickleball – Gary Lefkowitz

The pickleball courts have had a lot of use. The addition of pickleball has had zero impact on the tennis membership. It has been a good addition to the community amenities.

Tennis has had an active season. Concrete pads are being extended between courts 2 and 3 and 6 and 7 to allow the bleachers to be moved back from the courts. Once the bleachers are set, awnings will be installed.

9. Bocce Ball – Anne Grace

Bocce will be offering beer and wine for sale during the week long league play. If this goes over well with the bocce players, it will be added as a permanent part of the event. Last year there were 6 teams. This year, 22 teams will be playing.

10. RCC Operation – Theresa Berry

The event with Captain Jack went well. Members enjoyed the food and entertainment. The food and beverage service is going well under Jesus's direction. There was \$4500 more revenue for the grill last month. The next event will be the Neil Diamond tribute on March 19th.

11. Projects

The repairs to the low area of the park has been completed. It was checked after the last large rain, and the area was dry.

12. New Business

There was discussion of vehicles speeding through the community and not stopping at stop signs. Speed limit signs that flash your speed have been installed on Giustino and Matteotti. Many reminders have been posted on the website and emails sent to homeowners. This seems to have little effect on the speeders , and most importantly those that don't honor stop signs has been frustrating. This will be an ongoing issue.

13. Homeowner Comments

14. Adjournment

Mike Marion motioned to adjourn.

Harvey Fontaine seconded.

Meeting adjourned at 10:56 AM

Respectfully submitted,

By: Kenneth Bloom, Property Manager PMHOA